

Historic Preservation Commission Agenda

DON SIMMONS Ph.D.

Chair

CHARLOTTE KONCZAL ESQ., Vice Chair

Commission Members

PATRICK BOYD

CHRISTOPHER JOHNSON AIA

JOE MOORE

MOLLY LM SMITH

LISA WOOLF

CRAIG SCHARTON, M.S.

Assistant Director

KARANA HATTERSLEY-DRAYTON, M.A.

Secretary

Historic Preservation Project Manager

WILL TACKETT, Planner III

Any interested person may appear at the public hearing and present written testimony, or speak in favor or against the matters scheduled on the agenda.

If you challenge these matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call the Historic Preservation Project Manager at 621-8520.

The Historic Preservation Commission welcomes you to this meeting.

August 27, 2012

MONDAY

5:30 p.m.

City Hall, Second Floor, CONFERENCE ROOM A, 2600 FRESNO STREET

I. CALL TO ORDER AND ROLL CALL

II. APPROVE MEETING MINUTES

A . Approve Executive Minutes of June 25th and July 23rd, 2012.

III. APPROVE AGENDA

IV. CONSENT CALENDAR

V. CONTINUED MATTERS

- A. Review and Provide Comments on Revisions to the *Draft Policy and Procedures Manual for Enforcing the Historic Preservation Ordinance* Pursuant to FMC 12-1626.

Staff Recommendation: There is no new information to report.

VI. COMMISSION ITEMS

- A. Consider Recommendation to the City Council the Designation of the Newman J. Levinson Home Located at 1636 Broadway to Fresno's Local Register of Historic Resources and Adoption of Findings Necessary to Support Recommendation Pursuant to FMC 12-1606(a) and 1609(a) (**ACTION ITEM**).

Staff Recommendation: Approve Recommendation for Local Register of Historic Resources.

- B. Consideration of Approval of Request by the Property Owner to Recommend to the City Council the Designation of the Following Properties to the Local Register of Historic Resources, with Adoption of Findings to Support Recommendation Pursuant to FMC12-1609:

1. The Jarman Home Located at 385 N. San Pablo Avenue.
2. The J.R. Turner Residence Located at 815 E. Dudley Avenue.
3. The Pilibos Building Located at 830 Van Ness Avenue.

Staff Recommendation: Approve Recommendation for Local Register.

- C. Consideration of Approval of Request by the Property Owner to Designate the James Porteous Building located at 2600 Tulare Street as a Heritage Property and Adoption of Findings Necessary to Support the Designation, Pursuant to FMC 12-1612 (**ACTION ITEM**)

Staff Recommendation: Approve Request for Designation.

- D. Review Initial Application for a Fresno Hitching Post Thematic Historic District.

Staff Recommendation: Approve Initial Application.

- E. Report by Outreach Sub-committee for 2012 Work Plan: September 19th Off-site Meeting.

Staff Recommendation: Receive report.

VII. CHAIRPERSON'S REPORT

VIII. UNSCHEDULED ITEMS

- A. Members of the Commission
1. FY 2012 Annual Historic Preservation Commission Report to the City Council.
 2. HPC Sub-committee Report on Mid-Century Modernism District.

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B. Staff

1. Progress Report on the Helm Home (HP# 112).
2. Bike Through (Ag) History, September 29th, 2012.

C. General Public

IX. NEXT REGULAR MEETING: September 24, 2012.

X. ADJOURNMENT

2600 Fresno Street, Third Floor

Historic Preservation Commission Executive Minutes

June 25, 2012

MONDAY

5:30 p.m.

City Hall, Second Floor, CONFERENCE ROOM A, 2600 FRESNO STREET

I. CALL TO ORDER AND ROLL CALL

*Meeting was called to order at 5:42 PM by Chair, Molly LM Smith
Commissioners Present: Smith, Simmons, Johnson and Moore
Commissioners Absent: Konczal and Boyd*

Staff Present: Hattersley-Drayton and Zuniga (for Tackett)

II. APPROVE MEETING MINUTES

A . Approve Executive Minutes of April 23, 2012 and May 21, 2012.

The minutes of April 23, 2012 were approved as presented 3-0-1 (Motion by Joe Moore, second by Dr. Simmons with Johnson abstaining due to absence at this meeting).

The minutes of May 21, 2012 were also approved, 4-0 (Motion, Joe Moore and second by Simmons).

III. APPROVE AGENDA

***Karana Hattersley-Drayton** reported that the contractor has agreed to make changes to the proposed plans that alleviate any adverse impact or change to the façade and to the character-defining storefront of the Carmel Saddlery. Staff therefore recommended that the item be removed from the Agenda. Motion by **Johnson**, second by **Simmons** to remove item VI-D, 4-0.*

***Vice-Chair Simmons** requested that item VI-B be heard first under Commission items. Motion by **Simmons**, seconded by **Johnson**; 4-0.*

IV. CONSENT CALENDAR

There were no items on the consent calendar.

V. CONTINUED MATTERS

A. Review and Provide Comments on Revisions to the *Draft Policy and Procedures Manual for Enforcing the Historic Preservation Ordinance Pursuant to FMC 12-1626.*

Staff reported that there is no new information to report.

VI. COMMISSION ITEMS

- A. Status of Draft Historic and Cultural Resources Element for the 2035 General Plan Update Pursuant to FMC 12-1606(b)(4).

Hattersley-Drayton informed the Commission that the Historic and Cultural Resources Element as approved at the May HPC meeting has been included as one of 10 elements in the draft 2035 General Plan Update. Two revisions only were recommended by the City's consultants, Dyett and Bahtia: a revision of the window permit policy and deletion of the policy regarding preservation of farmland. Drayton spoke with the Consultants and stressed the importance of the window policy; Fresno appears to be in the minority of cities as we do NOT require a building permit for all new windows. The consultants agreed that the policy needed to remain. The farmland preservation policy was removed as it is seen as redundant with other policies in the GP, however language regarding the importance of farmland preservation as a historic ethos, was included in the City Beautiful section of the Historic and Cultural Resources Element.

The draft 2035 General Plan update is slated to be presented to the Planning Commission On July 11th. The City Council is scheduled to review it July 19th and 25th.

- B. Consider Initiation of Process to Create a Thematic Historic District of Mid-Century Modern Resources for Designation on the Local Register of Historic Resources Pursuant to FMC 12-1610(a) (**ACTION ITEM**).
1. Staff Report on Research on Cedar Lanes and Guarantee Savings Building (Cedar Avenue).
 2. HPC Sub-committee Report on Mid-Century Modernism District.

Hattersley-Drayton gave a power point which opined that the Cedar Lanes Bowling Alley does not appear to be individually eligible for listing on the Local Register of Historic Resources but that the Guarantee Savings Building does appear to be eligible under Criterion iii, although additional research is needed. She noted that she pulled building permits, did a site visit and interviewed Jim Oakes (architect for Cedar Lanes) as well as had personal correspondence with Bill Stevens, who verified that his father Robert Stevens designed the bank. She also recommended that there be some kind of public outreach or program to better educate the preservation community regarding mid-century modern resources. To that end she called Lauren MacDonald, who prepared the city's historic context to see whether she might be interested in giving a workshop.

Joe Moore reported that the sub-committee has yet to meet. He noted that he had talked with staff [Hattersley-Drayton] about a potential thematic historic district or districts. One option is to take those resources which have already been evaluated as part of the Fulton Corridor Specific Plan. There are also obviously numerous MCM resources on Shaw Ave. He wonders if some of the banks, such as the one at Cedar and Shields, fits into a different thematic district. Moore asked staff whether one can add resources to a thematic district; Hattersley-Drayton answered in the affirmative. Karana summarized many of the MCM resources which have been included in the Fulton-Corridor survey. In answer to a question from Commissioner Moore, she noted that only resources within the FC plan area are included, not resources outside the boundary. She reminded the Commission of the conversation at the last meeting, about the sub-committee contacting and meeting with property owners of these kinds of resources; which would be immensely helpful.

Hattersley-Drayton referenced a complaint from local residents about noise at Cedar Lanes---no formal demolition permit has been pulled but interior trappings have been removed. Code staff has been asked to go out and check. **Commissioner Moore** noted that he was at the property on Saturday and the sign has been removed from the street elevation. Discussion about whether a permit would have been required for this action [confirmed with Building Department, that no permit required to remove the sign itself.]

Upon question, **Hattersley-Drayton** affirmed that she interviewed the architect James Oakes, who indicated that the building had lost integrity over the years and was not initially his best work. **Commissioner Simmons** asked whether it is standard protocol to have the architect define best work, or eligible properties. **Drayton** answered no, normally you don't even have the architect to interview. The group discussed whether there are photographs of the bowling pen "abacus" screen designed by Gaye McCline.

Commissioner Johnson mentioned that Cedar Lanes Bowling Alley is the original site of Pardini's Restaurant.

Chair Smith opened the hearing to the public.

Miguel Santos, 5470 N. 6th Street asked for clarification about Oakes personal evaluation of his work. Santos opined that the building is unique in Fresno and reflects the lines of Neutra's work in Southern California. Santos has talked with the developer, Cynthia Wathen, and noted that the koi pond was covered over for insurance reasons. The screen has been removed but the googie style sign is extant [as of this date] but the plastic spheres were removed. **Karana** mentioned that at this time there is no indication of the future use of the property. **Commissioner Johnson** commented that Sunnyside Bowl has been adaptively reused for offices. **Mr. Santos** referenced a bowling alley in Sacramento that was converted for use as a dance hall. **Karana** reminded the group that there is a distinction between resources worthy of historic designation, and buildings that are not technically historic but still can and should be reused.

Commissioner Moore agreed with the staff evaluation of the (former) Guarantee Savings Bank, that it appears eligible for listing due to its association with Robert Stevens and also for its association with a major banking institution in Fresno.

Mr. Santos noted wealth of mid-century modern buildings along the Blackstone Corridor, many of which were designed by architects from outside the Fresno area. **Karana** states the policy which was developed for the draft Historic and Cultural Resources Element for the 2035 General Plan update, which recommends that the priority for new surveys be along the proposed BRT corridors. Santos also comments on the frequency with which artists and architects worked in tandem in Fresno.

Karana Hattersley-Drayton mentioned an idea expressed previously: a symposium on Mid-Century Modernism in the Valley which would help to educate the community about the era and resources. Santos agreed; he has talked to the Palm Springs modernism folks who are very interested in coming to Fresno.

Vice-Chair Simmons stated that a thematic district of Googie architecture might be an easier sell as the googie style with its hard edges is not "pretty" and might be better understood, en mass. **Santos** recommended Alan Hess who is an expert in this style.

Eldon Daetwiller (251 West Los Altos, Fresno) asked if being the only example of a MCM bowling alley affects potential designation and discussion? He has also talked to the architect, James Oakes, and felt that Mr. Oakes thought the building was fairly significant, due to the steel girders which were the longest at the time (see staff report). Is the building getting its due for architectural significance? Mentioned that the south wall was pulled down during construction, to allow for the expansion from 32 to 40 lanes. Concerned about how quickly things move, buildings are demolished. Agreed that education for both the public and policy makers on modern architecture is needed. Stressed the importance of the social history with the bowling alley: that generations of families have bowled there together. He asked if the building is demolished are the owners required to recycle the materials? **Chair Smith** answers yes, due to the Green Code.

For potential thematic historic districts he noted downtown, Blackstone corridor and the Shaw corridor. **Mr. Daetwiller** started to make a comprehensive list of all MCM resources in Fresno. Suggested that we need to have project inventories for each architect. **Karana** stated that Bill Stevens has promised to compile or produce a list of all his father's work.

Steve Weil (588 W. Barstow): Mentioned drawings for a motel which were hand drawn, and notes that drafting is a lost art due to autocad. Mr. Weil worked briefly for Dave Horn and recalls the back room was filled with Horn's architectural drawings which were taken for granted at the time. Recommended trying to get renderings from living architects such as Gene Zellmer and digitize the drawings. Mentioned that Zellmer's two designed car dealerships were essentially obliterated in the last 18 months. Noted the importance of Spalding Wathen as an engineer and entrepreneur (Cal graduate) who came to Fresno and hired Lou Litze a modern architect, for his first shopping center. Respects the risk that Wathen took. Wathen was the Eichler of the Bay Area, so the patron or client is part of the significance.

Weil stressed the importance of the coffee shop within Cedar Lanes. It looked like a set from Mad Men. Stated that the screen glass wall in the restaurant is a "character defining feature." Wonders what is planned for the site... with time the City could work with a new owner to have at least portions of the Cedar Lanes building saved or incorporated as a façade on a new "box." Believes that meetings with an owner are worth far more than an educational seminar. One good project in which the City works with the owner can serve as a model to the development community.

Chair Smith asked staff whether the property owner has been contacted. The answer is no at this time, the intent was to prepare basic research with the help of Commissioners so that we would know whether the buildings had potential significance, or not. **Karana** also noted that the point of the discussion at the May meeting regarding potential districts was to have the Commission itself begin to reach out to property owners of MCM resources.

The Chair closes the public hearing.

Commissioner Moore agreed with Mr. Weil's recommendation that ideally we need to find projects that support a developer's goal and also that of the preservation community. He agreed that Cedar Lanes, or a bowling alley in general, is a prime candidate for adaptive reuse. **Commissioners Moore, Smith and Simmons** discussed what kind of motion to make and how best to proceed. **Vice-Chair Simmons** asked if we can initiate a mid-century modern district at this time. **Karana** answered that we first need to have the list of properties,

*a map and ideally response and support from a certain percentage of property owners. She stressed that the Commission needs to set priorities, decide on possible resources and potential districts, do outreach, etc. She also noted **Craig Scharton's** concern that the Commission in tandem with staff work to bring preservation to a wider audience: how do we get more folks to attend these meetings, how do we move the overall "preservation agenda" forward and not get stuck in the trenches over one building, unless that is necessary, which gets back to the Commission Work Plan.*

Commissioner Johnson asked to have VIB items 1 and 2 separated in any future discussions. He also stressed how MCM resources in places like Palm Springs are used to bring in tourism and conventions. He also notes that the Commission needs to follow the academic protocol and not be concerned with the political fall-out.

Chair Smith pointed out that due to a lack of a quorum on VIB1 (with Johnson recused) that no action can be taken on the question of Cedar Lanes and Guarantee Savings tonight. **Commissioner Johnson** stated that he will choose to abstain from voting, not recuse himself. [There is confusion over this procedurally.]

Commissioner Moore moved to table VIB1 until further research can be conducted. He also moved to continue Item VIB2 to the next HPC meeting for report by the subcommittee. Motion seconded by **Chris Johnson**, Motion passed, 4-0.

C. Report by Outreach Sub-committee for 2012 Work Plan.

The sub-committee had no report.

D. Review Conceptual Proposal and Make Necessary Findings for the Adaptive Reuse of the Carmel Saddlery (1916, HP# 162) Located at 748 Broadway Pursuant to FMC 12-1606(a)(2)b and 12-1606(b)(23) (**ACTION ITEM**).

Item was removed from the agenda.

E. Annual Election of Commission Chair and Vice Chair.

Don Simmons was elected Chair and **Charlotte Konczal** was elected Vice-Chair on a Motion by **Chair Smith**, seconded by **Commissioner Moore**; Motion passed 4-0.

VII. CHAIRPERSON'S REPORT

There was no Chairperson's report.

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

1. Keeping Time V Historic Preservation Conference, Sonora.

Commissioner Simmons reported that he, **Charlotte Konczal**, **Will Tackett** and **Karana Hattersley-Drayton** attended the conference in Sonora. **Simmons** summarized the talks given by the SHPO, **Milford Wayne Donaldson** and the presentation by **Rob Wood** of the Native American Heritage Commission. **Karana Hattersley-Drayton** handed out a copy of the **Pocantico Proclamation on Sustainability and Historic Preservation**, which was referenced

in the SHPO's talk. She also noted that the Deputy SHPO Jenan Saunders gave an update on the State Preservation Plan. The draft should be out for public review in the next month and we will schedule this for the Commission's review.

B. Staff

1. Update on the California High Speed Train Project Findings of Effect Vis-à-vis the Forestiere Underground Gardens (HP# 177).

***Karana** reported that the Ric Forestiere family met with staff and High Speed Rail Authority and consultants on June 20th, about potential impacts to the Underground Gardens. Misunderstandings and misinformation about the project were resolved. The family has also asked to meet with City Public Works staff in the near future to discuss infrastructure and road work which will occur as part of the improvements.*

2. "Bike Through Ag History," Saturday September 29, 2012.

***Karana** also reported that we are planning another Bike Through History event, this one to stress our agricultural heritage. The route will traverse Kearney Boulevard out to Kearney Mansion, with several stops along the way. Public events such as this are important in creating new audiences for history and preservation.*

3. Status Report on Helm Home (HP#112) Located at 1749 L Street.

***Hattersley-Drayton** noted that the bid for the mothballing and additional exterior work (such as painting) came in under budget. The contract will be submitted to the Housing Authority Board for a vote June 27th. The plan is to also move forward on the interior for a potential commercial tenant use.*

C. General Public

There was no additional public comment.

IX. NEXT REGULAR MEETING: July 23, 2012.

X. ADJOURNMENT

The meeting was adjourned at 7:35 PM.

Attested to:

Molly LM Smith, Chair

**Karana Hattersley-Drayton
Secretary, HPC**

Historic Preservation Commission Action Agenda

July 23, 2012

MONDAY

5:30 p.m.

City Hall, Second Floor, CONFERENCE ROOM A, 2600 FRESNO STREET

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 5:34 PM by Chair Don Simmons.

Karana Hattersley-Drayton briefly introduced Lisa Woolf, newly appointed to the Commission.

Commissioners Present: Don Simmons Ph.D., Charlotte Konczal Esq., Lisa Woolf, Patrick Boyd.

Commissioners Absent: Christopher Johnson, Molly LM Smith and Joe Moore.

Staff Present: Karana Hattersley-Drayton, Craig Scharton and Will Tackett.

II. APPROVE MEETING MINUTES

A. Approve Executive Minutes of June 25, 2012.

Minutes were continued to the next meeting due to a lack of a quorum of members present who attended the June meeting and who could therefore vote on the review.

III. APPROVE AGENDA

Motion to approve the agenda as presented made by Don Simmons with a second by Charlotte Konczal, Motion carried 4-0.

IV. CONSENT CALENDAR

V. CONTINUED MATTERS

A. Review and Provide Comments on Revisions to the *Draft Policy and Procedures Manual for Enforcing the Historic Preservation Ordinance* Pursuant to FMC 12-1626.

There was no new information to report.

B. HPC Sub-committee Report on Mid-Century Modernism District.

Chair Simmons noted that there was no sub-committee report. **Karana Hattersley-Drayton** advised the Commission that she had indeed contacted the Wathen Group regarding the status of the Cedar Lanes Bowling Alley property. She was told when she called that there was still no buyer.

VI. COMMISSION ITEMS

- A. Consider Initiation of Process to Recommend to the City Council the Designation of the Newman J. Levinson House Located at 1636 Broadway to Fresno's Local Register of Historic Resources Pursuant to FMC 12-1606(a) and 1609(a) (**ACTION ITEM**).

Chair Simmons placed on the record that he met with the proposed purchaser of the home, Granville Homes. **Patrick Boyd** also disclosed that he met with the developer.. **Karana Hattersley-Drayton** gave a Power Point presentation based on the staff report. **Chair Simmons** asked staff to clarify the action and jurisdiction of the Commission on this matter. **Drayton** answered that it is to ascertain whether or not the Levinson Home is worthy of a formal review by the Commission at its August meeting. If the home is not ultimately a historic resource, the Commission has no jurisdiction over it and any entitlements or permits will be reviewed only by the Fulton Lowell Design Review Committee. **Commissioner Woolf** asked for clarification about the Library's role. **Drayton** noted that this parcel was within the proposed project area in 2006 of a proposed new Main County Library facility, and that the Library helped to fund the historic survey. The library project is moribund.

Darius Assemi (1396 W. Herndon Avenue) and **Goldie Lewis** (Granville Homes) gave a Power Point. The developer proposes to eventually ask to have some modifications made to the property. He asked again for clarification of the process, and **Hattersley-Drayton** restated the Commission's role and the protocol (as above). Mr. **Assemi** referenced the project architect (who supervised the move and renovation in 1991) who stated that he felt the building had no historic significance, due to numerous changes and alterations. **Commission Simmons** asked about the architect's credentials with historic properties and preservation. **Goldie Lewis** responded that they do not have this information. **Simmons** responded that the statements by the architect appear to support the importance of the building as an example of the vernacular, which is also worthy of designation. **Karana Hattersley-Drayton**, upon response to questions of protocol and procedure commented that information presented by Granville staff which speaks to the issue of the property's integrity is appropriate to consider. However, she noted that buildings can be eligible for listing based on association with events and/or individuals, not just based on their architectural significance and integrity.

Darius Assemi asked staff about the threshold for designation for resources that have associations [thus under Criterion I and ii of the Local Register]. **Hattersley-Drayton** answered, that this is a decision for the Commission. **Commissioner Konczal** remarked as an example that in 50 years a home belonging to Mr. Assemi might well be considered for historic designation, due to the role he has played in development in Fresno! **Commissioner Woolf** wondered whether the applicant is present due to potential restrictions if the property is designated and whether Mr. Assemi finds that there are any benefits to listing. **Assemi** noted that their intention is not to demolish the home but to adaptively reuse it [technically this is not an adaptive reuse as it is already residential]. He does not believe there is any advantage to being designated.

The item was opened for public comment by Chair Simmons.

Doug Vagim: Noted that his grandparents purchased the home in the 1930s. During WWII the home was used for USO functions. Also a rear (former) barn at the Van Ness address was important in the local and regional hot rod racing community. He supports the formal consideration of the home for the Local Register of Historic Resources.

Public comment was closed.

Chair Simmons: States that he feels there is sufficient historic significance to require formal review. due to association with persons of importance and the home's social history,

Commissioner Konczal made a motion to initiate the formal process for consideration of the Levinson Home to the Local Register of Historic Resources, seconded by Commissioner Woolf, Motion passed 4-0.

Chair Simmons called for a five minute break. The meeting reconvened at 6:37 PM.

- B. Consider Initiation of Process to Recommend to the City Council the Designation of the Former Office and Storage Building Located at 1636 1/2 Broadway to Fresno's Local Register of Historic Resources Pursuant to FMC 12-1606(a) and 1609(a) **(ACTION ITEM).**

Karana Hattersley-Drayton gave the staff report and Power Point on the subject property reiterating the staff position that the building appears to lack both historic significance and integrity and is thus not worthy of a formal evaluation. **Chair Simmons** asked whether this outbuilding was included in an earlier survey. **Drayton** answered "No," that is why she prepared survey forms for tonight's review.

Darius Assemi stated that he supports the staff recommendation.

The item was opened to the public for comment.

Steve Weil (588 E. Barstow Avenue.) commented that some actions support historic preservation in the bigger scheme, thus if one loses a building, it can still enhance preservation by bringing a project into an area that needs revitalization.

The public comment period was closed.

Commissioner Konczal noted that she does not see historic significance with this building. **Chair Simmons** stated that he agrees with the staff recommendation.

Commissioner Boyd made a motion to not recommend the building located at 1636 1/2 Broadway for formal evaluation; seconded by Commissioner Konczal. The motion passed 4-0.

- C. Review and Provide Comments on the Draft Statewide Historic Preservation Plan for California, 2012-2017 Pursuant to FMC 12-1606 (b) (6).

Karana Hattersley-Drayton provided an overview of the draft Statewide Preservation Plan, stressing its usefulness as a template for our own preservation work plan locally. Points within the State plan that particularly resonated with her were the importance about educating the public about how adaptive reuse is allowed under the Secretary of Interior's Standards; the possibility of broadening the category of designated resources to include intangibles such as cultural living treasures; the importance of expanding the constituency for preservation and how best to communicate to policy makers why preservation is good for economic revitalization.

Chair Simmons expressed dissatisfaction with the lack of inclusivity in the State's outreach efforts. Therefore the goals expressed in the Plan about inclusiveness are probably not met. **Commissioner Konczal** recalled from the Sonora Conference that state staff mentioned that outreach efforts were somewhat constrained by budget limitations. **Commissioner Boyd** commented that it would be useful to have one accessible database for all historical information.

Chair Simmons requested that **Karana** forward her informal notes on the Plan [forwarded to HPC on 7.24.12]. Commissioners will not respond to the draft Plan as a Commission, due to the lack of time to formulate a response, but staff and individual commissioners are encouraged to forward their comments on to the State Office of Historic Preservation.

D. Report by Outreach Sub-committee for 2012 Work Plan.

There was no report per se by the Outreach Sub-committee (Commissioners Smith, Boyd and Moore). **Karana** noted that as requested by **Craig Scharton**, she contacted the Historical Society Executive Director and has set a tentative date for an extended lunch time meeting, Wednesday, September 19th. The sub-committee, indeed the entire Commission, needs to work on the invitation list, the agenda topics, whether the meeting should have a Facilitator, etc. **Craig Scharton** stressed the importance of having the meeting in a place of interest, a new or interesting venue. Need to consider priorities and roles. **Chair Simmons** wondered if this could be a meeting held in concert with the upcoming Valley Cultural Coalition conference. **Commissioner Woolf** recommended the Iron Bird Café in the late afternoon.

The agenda item was opened to the public.

Doug Vagim thanked the Commission for the outreach and for the meeting. He advocated for including as many interests as possible and hoped that this will become an annual event.

Paula Mikalian (1701 E. Stewart) also thought a meeting of this kind would be useful and suggested that it be accessible from both a venue and economic standpoint.

VII. CHAIRPERSON'S REPORT

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

1. FY 2012 Annual Historic Preservation Commission Report to the City Council.

Karana Hattersley-Drayton on behalf of the past Chair, Molly Smith, asked Commissioners to forward to Molly any information about last year's (2012 FY) activities for the annual report.

B. Staff

C. General Public

Steve Weil reiterated his concern stated at the June meeting about the preservation of architectural drawings by Midcentury Modern architects--- we need a digital archive of this material before it is lost, as part of Fresno's architectural heritage and profile.

IX. NEXT REGULAR MEETING: August 27, 2012.

X. ADJOURNMENT

The meeting was adjourned at 7:30 PM.

Respectfully Submitted,

Karana Hattersley-Drayton (Secretary, HPC) and Will Tackett (Planner III)



REPORT TO THE HISTORIC PRESERVATION COMMISSION

AGENDA ITEM NO. VIA
HPC MEETING: 08/27/2012

August 27, 2012

FROM: CRAIG SCHARTON, Assistant Director
Development and Resource Management Department

APPROVED BY

DEPARTMENT DIRECTOR

BY: KARANA HATTERSLEY-DRAYTON
Historic Preservation Project Manager
Secretary, Historic Preservation Commission

SUBJECT: CONSIDER RECOMMENDATION TO THE CITY COUNCIL THE DESIGNATION OF THE NEWMAN J. LEVINSON HOUSE LOCATED AT 1636 BROADWAY TO FRESNO'S LOCAL REGISTER OF HISTORIC RESOURCES AND ADOPTION OF FINDINGS NECESSARY TO SUPPORT RECOMMENDATION PURSUANT TO FMC12-1606(a) AND 1609(a).

RECOMMENDATION

Staff recommends that the Commission find that the Levinson Home is eligible for listing on the Local Register of Historic Resources under criterion ii and request that that the property be forwarded to the Fresno City Council for designation pursuant to FMC 12-1609.

EXECUTIVE SUMMARY

On July 23, 2012 the Historic Preservation Commission voted 4-0 to formally consider recommendation of the Newman J. Levinson Home for the Local Register at tonight's (August 27, 2012) meeting. As required by the City's Historic Preservation Ordinance a public notice was thereafter placed in the *Fresno Bee* (August 17, 2012).

The Neman J. Levinson House is a two-story variant of the American Foursquare type with Colonial Revival detailing. It was constructed by 1911 presumably for the first resident, Newman J. Levinson, the president of the Fresno Publishing Company, publishers of the Fresno Herald. The property was evaluated in December 1990 by Karen Weitze Ph.D. for Caltrans, District 06 as part of the federally funded State Route 180 GAP project. The home was subsequently sold to the City of Fresno which then relocated it to its current location at 1636 Broadway. The 7-bedroom home was rehabilitated using federal funds through the CDBG program and donated to the YWCA for use as a transitional shelter. The Levinson House was found eligible under Criterion C to the National Register of Historic Places with SHPO concurrence (1991) prior to its move. The property was evaluated as potentially eligible as a Heritage Property in 2006 by Urbana Preservation as part of the City's Arts-Culture District Survey. On June 5, 2006, the Historic Preservation Commission reviewed the survey forms upon request of the Fresno County Library and accepted the staff recommendation that the Levinson Home appeared eligible individually for listing on the Local Register of Historic Resources. The library project remains unfunded and the property owner now has a purchase agreement with a developer who proposes to restore the residence and convert it to a duplex as part of a proposed mixed-use project. Should the Commission and ultimately the Council designate the Levinson Home to the Local Register the Commission will have review authority over permits for the rehabilitation of the Home as well as review authority over any future adjacent projects.

BACKGROUND

The Newman J. Levinson Home was constructed circa 1911 at 439 N. Van Ness Avenue in the Boles North Park Subdivision, which was platted in 1903. There is no original building permit for the home; however, the address of the property first appeared in the Fresno City Directories in 1912 with the occupant, Newman J. Levinson. Levinson was the president of the Fresno Publishing House, publishers of the Fresno Herald. By the late 1920s the property had been purchased by James and Freda Vagim, who raised four children at this address. James Vagim began in Fresno by selling produce out of the back of a pick-up. He developed this "start-up" business into the Vagim Packing Company, located at Tuolumne and G Streets, which became the largest privately run corporate packing house in the Fresno area. The company's brand "Plump and Meaty" variety packs of dried fruits were marketed worldwide. Freda Vagim was equally accomplished. She escaped the Armenian Genocide through Lebanon and ultimately taught English and possibly art at the University level in either Cairo or Beirut. The Vagims opened their Van Ness home for USO functions during World War II (Personal interviews Jim Doyle December 2004 and Doug Vagim 16 July 2012). During the War the family sold the Van Ness property and moved to the "Sutherland Home" (designed by Edward Foulkes, HP# 252) in the Tower District where they continued to entertain the troops during War time.

The Newman J. Levinson Home is thus connected to at least two individuals and/or families "significant in our past," Newman J. Levinson and James and Freda Vagim. The house thus appears to be eligible for designation to the Local Register under Criterion ii (FMC 12-1607(a)(1). The home is a nice but fairly typical variant of a standard house type that is still prevalent throughout the Lowell neighborhood and thus does not appear to be eligible under Criterion iii, for architectural significance. In addition, the home has lost some of its original architectural detailing and character that led to its pre-move SHPO concurrence under Criterion C for eligibility to the National Register.

For a property to be eligible for designation on the Local Register of Historic Resources it must also be at least 50 years of age (unless of exceptional importance) and possess "integrity of location, design, setting, materials, workmanship, feeling and association" (FMC 12-1607(a)(1). The home was constructed c1911 and is thus 101 years of age. "Integrity" is not defined in the Fresno Municipal Code but is presumed to be patterned after the National Register of Historic Places: "the ability of a property to convey its significance. (...) The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance." The *National Register Bulletin* continues by noting that "a property will always possess several, and usually most, of the aspects" and that in assessing integrity one must determine whether the "essential physical features are visible enough to convey their significance" (*National Register Bulletin: How to Apply the National Register Criteria for Evaluation* 1998:44-45).

The Levinson Home was relocated to its current site at 1636 Broadway in 1991 by the City of Fresno. From a review of the site plan filed at the time, it is clear that numerous changes were made to the home to accommodate the move, including removal and replacement of most of the windows (including loss of diamond paned sidelights on the façade) and change to the rear elevation. The property has therefore lost integrity of location, due to the move, as well as setting, surrounded as it is now by vacant parcels and/or commercial uses. There has also been some loss of integrity of materials, workmanship, feeling and association. However, several important architectural features have been preserved: specifically the bellcast roof with its boxed cornice and decorative eave brackets as well as the overall massing, the full front porch, etc.

RECOMMENDATION

It is the staff position that the Levinson House retains sufficient integrity to its period of significance, although perhaps marginally so. However, due to its association with two families of importance in the Fresno community, the Newman J. Levinson Home appears to be eligible to the Local Register of Historic Resources under criterion ii.

- Attachments: Exhibit A - "Architectural Inventory/Evaluation Form for the Newman J. Levinson house" prepared by Karen J. Weitze Ph.D, Dames and Moore for Caltrans District 06, December 28, 1990.
- Exhibit B - Primary and BSO Records for 1636 Broadway, prepared by Urbana Preservation and Planning for the City of Fresno February 2006.
- Exhibit C - Minutes from the Historic Preservation Commission Meeting 5 June 2006.
- Exhibit D - Update/Continuation Sheet for the Newman J. Levinson Home 22 August 2012
By Karana Hattersley-Drayton.

**CALIFORNIA DEPARTMENT OF TRANSPORTATION
ARCHITECTURAL INVENTORY/EVALUATION FORM**

MAP REFERENCE NO. 47

County - Route - Postmile:

() LISTED

() DETERMINED ELIGIBLE

06-Fre-180 Gap

(x) APPEARS ELIGIBLE () APPEARS INELIGIBLE

IDENTIFICATION

1. Common Name:

2. Historic Name: Newman J. Levinson house

3. Street or rural address: 439 N. Van Ness

City: Fresno

Zip Code:

County: Fresno

4. Parcel Number:

Present Owner:

Address :

City:

Zip Code:

5. Ownership Is: () Public

() Private:

6. Present Use: residential

Original Use: residential

DESCRIPTION

7a. Architectural Style: Colonial Revival

7b. Briefly describe the present **PHYSICAL CONDITION** of the site or structure and describe any major alterations from its original condition:

The two-story wood-frame residence located at 439 N. Van Ness is representative of the Colonial Revival, ca.1911. Features include high, steeply pitched ridge-hip roof (nearly pyramidal) with bell-cast, wide boxed eaves with notch-cut brackets (as cornice motif), triple-bevel siding, offset northwestern corner entry flanked by diamond-pane sidelight panels, squat fenestration (second story pushed up against the eave lines, Prairie Style; all boarded-up), fixed upper diamond-pane panels above the first story banded fenestration (otherwise boarded-up), small ridge-hip dormer with moderate boxed eaves, eave brackets, narrow frieze and diamond-pane casement window, wide simple frieze for all facades, very shallowly pitched hip-roofed full-facade porch (eaves detailed as for dormer and main roof line), tall moderate-to-thickly proportioned porch columns with flattened capitals and bases, red brick chimney with inset panel base on the south facade, northwestern corner sleeping porch—first story with shed roof unit extending from the main house (boarded-up), interior rear brick chimney, and vented pier and beam foundation with high brick sill and upper horizontal board trim. Fenestration is classically placed for the facades; likely the original configuration was 1/1. A pre-World War II steeply pitched side gable-roofed garage sets west. Property



8. Construction date: ca.1911

Estimated: (x) Factual: ()

9. Architect

N/A

10. Builder:

N/A

11. Approx. property size (in feet)

Frontage: Depth:

House; landscaping

12. Date(s) of enclosed photograph(s):

November 6, 1990. Views to the west, northwest, southwest and southeast.

13.Condition: Excellent () Good () Fair () Deteriorated (x)

14.Alterations: Fenestration boarded-up; brick porch wall alterations; minor rear remodeling.

15.Surroundings: (Check more than one if necessary) Open land(x) Scattered buildings(x) Densely built-up()

Residential (x) Industrial () Commercial () Other:

16.Threats to site: None known() Private development() Zoning() Vandalism() Public Works project(x)

Other:

17.Is the structure: On its original site?(x) Moved? () Unknown? ()

18.Related features:

Second remaining residence at 425 N. Van Ness to the immediate south; surviving bungaloids to the east.

SIGNIFICANCE

19.Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.):

The residence located at 439 N. Van Ness is strongly evocative of the Colonial Revival, ca.1911. Fresno City Directories first listed the address in 1912, with occupant Newman J. Levinson. Although in the dwelling only briefly, Levinson appears to have been the original patron for the structure; Levinson was noted as president of the Fresno Publishing Company, publishers of the Fresno Herald. Levinson appeared in the Fresno City Directories in 1911 for the first time in Fresno. 439 N. Van Ness is sited within Boles North Park of 1903. Boles North Park was the second neighborhood to be added to the primary residence area of North Park in the then north-central Fresno. North Park had been platted in 1902 from land owned by architect B.G. McDougall and investor William G. Uridge. Later in 1902 the North Park Extension expanded the initial area bounded by Franklin, Fulton, Van Ness and Nevada to include an equally-sized area to the west and northwest. Boles Park then continued the patterned growth to the north of North Park. 439 N. Van Ness sets at the east edge of Boles North Park between Franklin and Belmont. The greater North Park neighborhood also included streetscapes immediately adjacent to the actual North Park-related plats: the west side of Van Ness between Belmont and Franklin, as well as the 100 block of both Van Ness and Fulton, were technically within pre-existing late 19th century residential additions (Muller and Northcraft of 1888 and the original Fortcamp's Addition of 1886, respectively; both areas actually became a part of the wider neighborhood known as greater North Park. 439 N. Van Ness appears to be potentially eligible for the National Register of Historic Places under Criterion A for its association with the development of the larger North Park neighborhood (key to central Fresno); under Criterion B for its association with the president of the Fresno Publishing Company and the Fresno Herald through Newman J. Levinson; and, under Criterion C as representative of the Colonial Revival.

20.Main theme of the historic resource: (if more than one is checked, number in order of importance.)

Architecture (1) Arts & Leisure ()
Economic/Industrial () Exploration/Settlement (2)
Government () Military () Religion ()
Social/Education ()

21.Sources (list books, documents, surveys, personal interviews and their dates).

Field survey by K. Weitze and L. Lilburn, November 1-14, 1990; Fresno City Directories; 1906, 1918, 1929 and 1944 Sanborns; Fresno County Recorders Office--historic plats.

22.Date form prepared: December 28, 1990

By: Karen J. Weitze

Organization: Dames & Moore

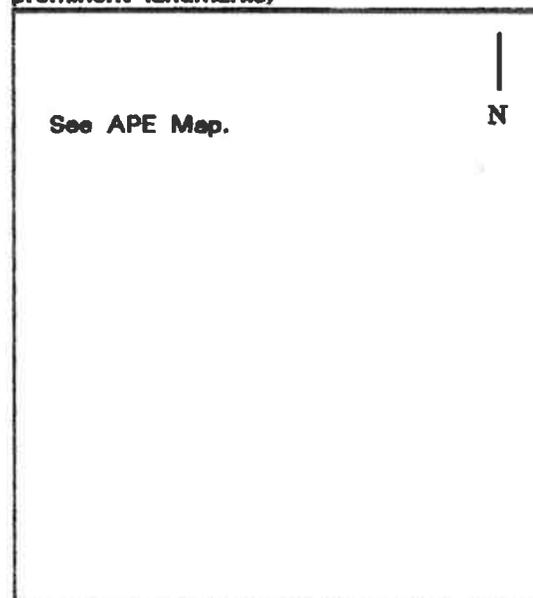
Address: 9665 Chesapeake Drive, Suite 360

City: San Diego, Ca.

Zip Code: 92123

Phone: (619) 541-0833

Location sketch map:(draw & label site and surrounding streets, roads, and prominent landmarks)



**CALIFORNIA DEPARTMENT OF TRANSPORTATION
ARCHITECTURAL INVENTORY/EVALUATION FORM**

CONTINUATION SHEET

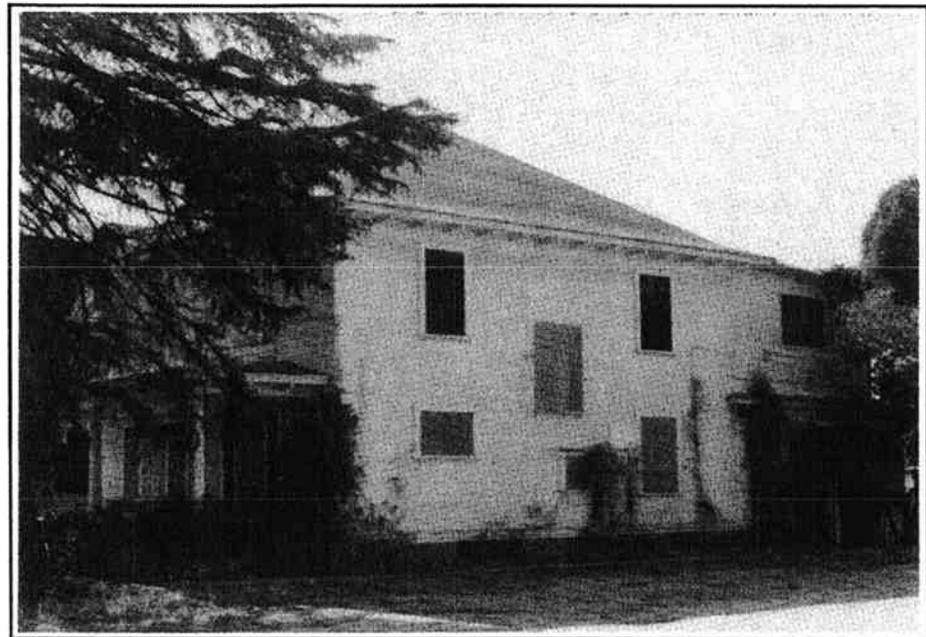
439 N. Van Ness

- 7b. boundaries for potential National Register eligibility are coincident with lot lines, extending east to the street (Van Ness) to include tree lawn and street lamps.

Continuation Sheet 2
Map Reference No. 47
439 North Van Ness



View Northwest



View Southwest

Continuation Sheet 3
Map Reference No. 47
439 North Van Ness



View Southeast

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary#: _____
 HRI#: _____
 Trinomial #: N/A
 NRHP Status Code: 5S3
 Other Listings: Fresno County Library Site A

Review Code _____ Reviewer _____ Date _____

Page 1 of 2

*Resource Name or #: (Assigned by recorder) 1636 Broadway Street

P1. Other Identifier: 439 North Van Ness Avenue

*P2. Location: Not for Publication Unrestricted

*a. County Fresno

*b. USGS 7.5' Quad: Fresno South Date: 1978 T: _____ R: _____ 1/4 of 1/4 of Sec: _____ B.M. _____

c. Address: 1636 Broadway Street

City: Fresno Zip: 93721

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

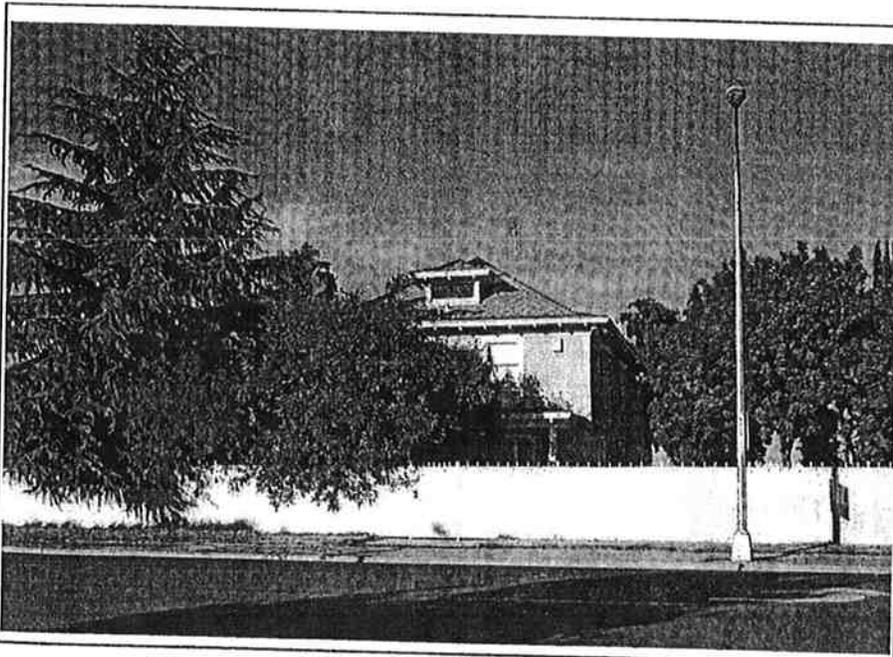
Parcel # 466-193-10

Arts Culture District Survey Block # 6

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 Originally constructed in c.1911 in a Colonial Revival style of architecture, this two-story single-family residence faces west on the east side of the 1600 Block of Broadway Street, where it was relocated in 1992 from its original location at 439 N. Van Ness. Of wood construction, the house has a rectangular plan covered by a moderate pitched hipped roof with broadly overhanging eaves, exposed rafter tails, and a west-facing center-set hipped dormer sited on the front elevation roofline that features a similar eave and rafter arrangement with a leaded glass window. The residence has a symmetrical front facade comprised of a full length front porch at the ground floor with a hipped roof supported by two columns. Exterior building materials consist of horizontal clapboard siding. Fenestration consists of a mix of single-or-double-hung wood sash windows with wood surrounds, replacement vinyl sliders, and tripartite wood frames (type unknown). A red brick chimney is located on the northwest building corner. View of the residence is partially obscured by a tall fence that encloses the property and by several mature trees planted in the front yard at the northwest corner of the lot. Overall the house appears to be in good exterior condition.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Residence

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. **Description of Photo:**
 (View, date, accession #)

View East of West Elevation

Photo Date: October 2005

*P6. **Date Constructed/Age and Source:**

Historic, c. 1911

City of Fresno Planning & Development Dept.

Prehistoric Both

*P7. **Owner and Address:**

Young Women's Christian

Association of Fresno,

1600 M Street

Fresno, CA 93721

*P8. **Recorded by:**

(Name, affiliation, and address)

Wendy Tinsley & Nicole Purvis

Urbana Preservation & Planning

248 3rd Street, #841, Oakland, CA 94607

1518 Myrtle Avenue, San Diego, CA 92103

*P9. **Date Recorded:**

February 2006

*P10. **Survey Type:** (Describe)

Pre-1961 properties - Intensive

Post-1960 properties - Reconnaissance

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, City of Fresno Arts-Culture District Historic Property Survey Report, July 2006.

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code: 5S3

*Resource Name or # (Assigned by recorder) 1636 Broadway Street

B1. Historic Name: Not Identified

B2. Common Name: Not Identified

B3. Original Use: Single-Family Residence

B4. Present Use: Single-Family Residence

*B5. Architectural Style: Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)

Originally constructed between approximately 1911. No major alterations identified.

*B7. Moved? No Yes Unknown Date: 1992 Original Location: 439 North Van Ness Avenue

*B8. Related Features: None

B9a. Architect: Not Identified

b. Builder: Not Identified

*B10. Significance: Theme: Important Person(s) & Architecture

Area: Fresno

Period of Significance: Not identified Property Type: Residential

Applicable Criteria: Heritage Property
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The present-day 1636 Broadway Street residence was originally constructed at 439 North Van Ness Avenue in 1911 as the home of Newman J. Levinson, President of the Fresno Publishing Company. The property was identified as eligible for inclusion on the National Register of Historic Places as part of the 1991 historic property survey for the Caltrans '180 Gap' Freeway Corridor. At the time of the 1991 survey the home was determined potentially eligible under National Register Criterion A (events/patterns of events) for its association with the development of the greater North Park neighborhood, under Criterion B (important persons) for its association with Newman J. Levinson, and under Criterion C (architecture/design) as an example of Colonial Revival style of architecture. The house was relocated from its original 439 North Van Ness Avenue location in 1992. Today the house no longer appears eligible for inclusion on the National Register of Historic Places due to its relocation and subsequent loss of setting and historic context. Due to its previously identified association with Fresno Publishing Company President Newman J. Levinson and for its historical merit, the present-day 1636 Broadway Street residence appears potentially eligible for designation as a City of Fresno Heritage Property under City of Fresno Municipal Code Section 13-406(d).

B11. Additional Resource Attributes: (List attributes and codes) No additional resource attributes

*B12. References:

- City of Fresno Planning & Development Department
- City of Fresno Municipal Code
- Fresno City & County Historical Society
- Fresno County Library

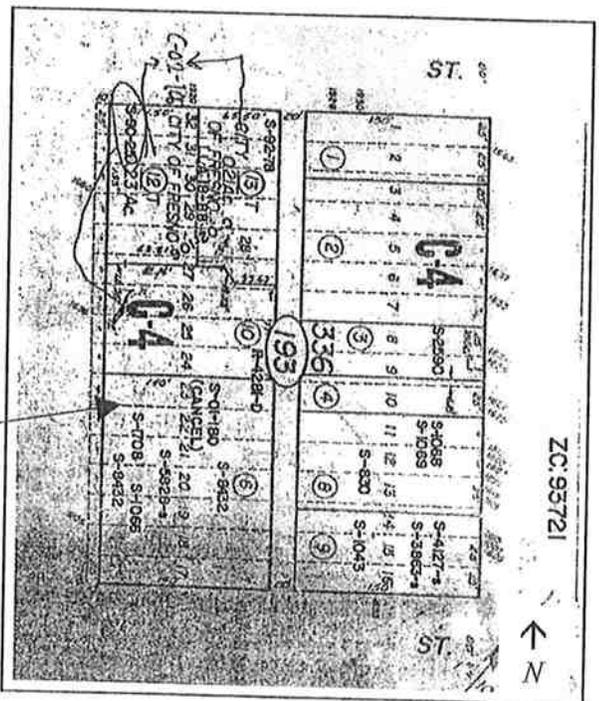
*See report bibliography for complete list of references

B13. Remarks:

*B14. Evaluator: Wendy L. Tinsley, Principal: Urbana Preservation & Planning, 248 3rd Street, #841, Oakland, CA 94607, 1518 Myrtle Avenue, San Diego, CA 92103

*Date of Evaluation: February 2006

(This space reserved for official comments.)



**REGULAR MEETING
FRESNO HISTORIC PRESERVATION COMMISSION**

**Monday, June 5, 2006 - 5:30 P.M.
City Hall, City Council Chambers
2600 Fresno Street, Meeting Room A
Fresno, California 93721**

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 5:33 P.M. by Chair, **Kevin Enns-Rempel, M.A.**

Members Present:	Kevin Enns-Rempel	Chair
	Cam Maloy	Vice Chair
	Jeannine Raymond, Ph.D.	Commissioner
	Molly LM Smith	Commissioner
	Don Simmons, Ph.D.	Commissioner
Members Absent:	Michele Randel, AIA, CSI	Commissioner
Staff Present:	Karana Hattersley-Drayton	Historic Preservation Project Manager
	Darrell Unruh	Planning and Development Manager
	Will Tackett	Planner II
	Cheryl Haroldsen	Recording Secretary

II. APPROVE MEETING MINUTES

Don Simmons *moved to approve the minutes for February 27th and March 27th 2006, with minor corrections. Molly Smith seconded the motion. Amended minutes approved 5-0.*

III. APPROVE AGENDA

Cam Maloy moved to approve the agenda. Don Simmons seconded the motion and the agenda was approved 5-0.

IV. CONSENT CALENDAR

(All consent calendar items are considered by the Historic Preservation Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested, in which event the item will be removed from the consent calendar and considered following approval of the consent calendar.)

There were no items on the consent calendar and thus no action taken.

V. CONTINUED MATTERS

A. Review and Make Findings on the Draft City of Fresno Arts-Culture District Historic Property Survey.

Karana Hattersley-Drayton reviewed information from the Historic Preservation Meeting of 4/14/06 and summarized the current staff report, noting this survey was accomplished through a partnership with the Fresno Metropolitan Museum, Fresno City and County Historical Society, Fresno County Library, and the City's Historic Preservation Program. Concerns about the survey findings were discussed with the City Attorney's office and their findings will be included on the front page of the printed survey. Staff recommends approval of the motion accepting the report with corrections and changes as attached in the staff report and/or as received during the previous hearing. The report can serve as an important baseline as the Commission considers and adopts findings for future projects and entitlements within the 16-block area of the survey.

Kevin Enns-Rempel noted some errors of historic fact and then asked if there were comments from the public and there were none.

Jeanine Raymond expressed her concern that the survey is overly broad and if accepted will be subject to further decision making and discussion.

Kevin Enns-Rempel indicated the survey itself addresses the issue, on page two, paragraph two, "This survey is not intended to constitute a final determination as to the actual historic or cultural value of the structures listed herein."

Karana Hattersley-Drayton added that the published survey will include historic photos which will give it a deeper, richer context.

Kevin Enns-Rempel reiterated the survey is a useful tool; but only a tool and may not be the right tool to use in every specific case. It can help the Commission make informed decisions in the future; in this respect it is most valuable and useful.

Cam Maloy agrees this is a starting point which does not restrict us in doing more detailed work in the future.

Don Simmons asked if the survey is accepted, does it preclude future corrections, revisions or new information being brought forward for inclusion.

Karana Hattersley-Drayton responded that future issues should be handled in the same manner that the Commission will with tonight's agenda; being comparative when considering any particular historic resource.

Molly Smith moved to accept the findings as amended; **Jeanine Raymond** seconded the motion. Motion passed 5 – 0.

B. Review and Make Findings on Potential Historic Resources, Blocks Six and Seventeen of the City of Fresno Arts-Culture District Historic Property Survey.

Karana Hattersley-Drayton reviewed the staff report noting that the Commission will now consider specific blocks within the Fresno Arts-Culture District where there is a pending application from the Fresno County Library. She noted that the accepted survey represented an important resource – a baseline. Staff recommendations were reiterated; adding that it is important to recognize buildings of the recent past. But it is staff's opinion that these particular buildings do not have distinguishing architecture, nor are they associated with particular significant business or individuals in Fresno's history. They are typical examples of a common property type in post-war Fresno. Staff recommends that the Commission approve a motion finding that only the Newman J. Levinson home, located at 1636 Broadway, appears to meet the threshold for listing on the Local Register of Historic Resources. Although the context and setting has changed, it retains its architectural integrity and meets the threshold for a historic resource under criterion one and criterion three. She also recommends a round table discussion

with local architects regarding post 40's buildings. In addition, the "Luau" sign associated with the business located at 1663 Fulton may be eligible for listing through the City's Heritage Sign Program; with further research required.

Jeanine Raymond questioned the standards used for the Heritage Sign Program.

Karana Hattersley-Drayton stated the standard, adopted in collaboration with Code Enforcement, indicates the sign must be at least 45 years of age and meet some level of significance.

Karen Bosch-Cobb, Fresno County Library, expressed support of staff recommendations; indicating they were clearly in line with City guidelines.

Kevin Enns-Rempel reinforced staff's comments on "buildings of the recent past" – buildings, like many in the survey, still exist in a zone of contempt that every architectural style has to pass through. The question is if these particular buildings have the potential to rise above this zone of contempt. It is expedient that further discussion considers these buildings of the recent past while there are still an abundance of them in Fresno. He does believe, however, that there are better examples of the architectural styles existing around Fresno.

Don Simmons stated the building on 1928 San Joaquin may be the only example of this type of architecture within this area. It represents a part of Fresno's history where this was the growing edge of a residential area of town.

Kevin Enns-Rempel interjected that there were many others within the District.

Jeanine Raymond stated that this recommendation is a good example of the need to narrow the focus to those things most worthy to preserve. Signage is another good example of what is castoff only to scurry to collect in the next era.

Karana Hattersley-Drayton states that the Commission is not nominating anything tonight. The Commission would be going on record as "calling out" the signage mentioned tonight. The Commission could, and often does, write a condition into the recommendation.

Kevin Enns-Rempel suggests the Commission might include more specific wording in the recommendation regarding the sign.

Molly Smith indicates that there should be verbiage included requiring further research on the sign prior to anything happening to the building that would affect the sign.

Karana Hattersley-Drayton concurs that the sign appears to meet the threshold.

Don Simmons adds the recommendation should require a decision taking each element separately within the motion.

Kevin Enns-Rempel stated there are four items for consideration in the motion: 1) the Fulton Street Commercial Historic District; 2) 1928 San Joaquin; 3) Levinson home at 1636 Broadway; and, 4) Luau-Tiki sign.

Jeanine Raymond moves to accept staff recommendations regarding the Fulton Street Commercial Historic District. **Cam Maloy** seconds the motion and the motion carries 5-0.

Molly Smith moves to accept staff recommendations regarding 1928 San Joaquin. **Cam Maloy** seconds the motion and the motion carries 4-1.

Molly Smith moves to accept staff recommendations regarding 1636 Broadway; eligible for the local register and that it be relocated back to the lower Van Ness neighborhood, in the event of any project. **Cam Maloy** seconds the motion and the motion carries 5-0.

Molly Smith moves to accept staff recommendation regarding the Luau-Tiki sign with the condition that additional research is done to see if it qualifies for the Heritage Sign Program. Jeanine Raymond seconds the motion and the motion carries 5-0.

VI. COMMISSION ITEMS

Consider Nomination of the Henry Banta and William Banta Home Located at 228 N. College Avenue, to the Local Historic Register of Historic Resources as a Heritage Property. (FMC 13-407.4).

Karana Hattersley Drayton summarized the staff report, noting the single family home was build circa 1898 in the Elm Grove Addition subdivision and is an excellent example of the vernacular "L" house type with some integrity lacking. The home was purchased by its current owners in 2006, and they began extensive renovations. This is a building of interest due to its construction as an example of a vernacular, cross-wing house plan and for the ornamentation treatment at the frieze. It lies within two proposed historic districts which overlap. There have been numerous code violations over the past twenty years. The owner will restore it as a multifamily dwelling with single family "look."

Jeannine Raymond asked if the exterior décor will still have the wood siding and shutters and he indicated it was his intention to go continuous wood board siding throughout that must be custom made.

Steve Walter, owner, spoke to the issue of the porch, noting that it was gone. The rebuilt porch will retain the original shape. He also indicated the only thing not yet up to code is the stairway to the upper units. They have moved quickly to date because it was being vandalized. There will be five units in the main building.

Becky Hayden, neighbor and Chair for the Design Review Committee of Fulton Lowell Specific Plan, compliments Mr. Walter for his efforts and urges the Commission to put this home on the heritage list with their approval.

Jeannine Raymond adds that this is an immense task and that she readily agrees with staff recommendations.

Molly Smith also thanked the owner for his efforts.

Cam Maloy stated that the home definitely meets the criteria as a heritage property as a contributor.

Don Simmons noted that this is a great opportunity for the neighborhood.

Kevin Enns-Rempel agreed and added that under normal circumstances he would not be too agreeable to designate at mid-project. However, it gives the Commission "input" that would not necessarily be available under normal circumstances.

Molly Smith moved to designate the Henry Banta and William Banta Home, located at 228 N. College Avenue, to the Local Historic Register of Historic Resources as a Heritage Property. Don Simmons seconded and the motion passed 5-0.

A. Progress Report on the Renovation of the Sample Sanitarium.

Karana Hattersley-Drayton redacted the Commission's recent history of meetings with the owners of the Sanitarium, a building that has been on the Commission's "watch list" for some time. A time line has been developed for meeting restoration of the building as a shell-building; with the first deadline of July 1st, 2006. At this point the property owners were responsible to have either a site plan or conditional use permit with the City. About a week ago she had a discussion with the owners, who indicated the City has indicated they didn't have to have either

yet because they do not know what they are going to do with the building. In theory they still have three more weeks to do something, and she has referred back to the planner in charge of the Sanitarium for the City. The owners have put up a temporary power pole; and, are working on replacing the first and second floor framing, replacing the wood columns, replacing some of the windows, pouring a concrete walkway, have ordered western red cedar for the entry way. The big issues of the elevator, interior, electricity, and fire suppression seem to be under negotiations. Staff plans to lean on them in order to make sure deadlines are met in a timely manner and will be following up to confirm with Planning to see if, indeed, they do not need a site plan or conditional use permit. Code Enforcement also must see progress and is following this closely.

VII. CHAIRPERSON'S REPORT

None.

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

None.

B. Staff

1. Karana is attending the Vernacular Architecture Forum in New York City. The Forum has accepted the City's invitation to hold its 2008 conference here in Fresno. The Forum would be expected to infuse the local economy with approximately 100k in revenue and their involvement will also include a major publication regarding the architecture and cultural heritage of the Central San Joaquin Valley.

C. General public

None.

IX. NEXT MEETING: July 24th, 2006, in Conference Room A.

X. ADJOURNMENT

The meeting was adjourned at 6:55 P.M.

Attest: _____
Kevin Enns-Rempel, Chair

Attest: _____
Darrell Unruh, Secretary

CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 1 of 2 Updates

Resource: The Newman J. Levinson Home

*Recorded by: Karana Hattersley-Drayton

*Date: August 23, 2012

■Update

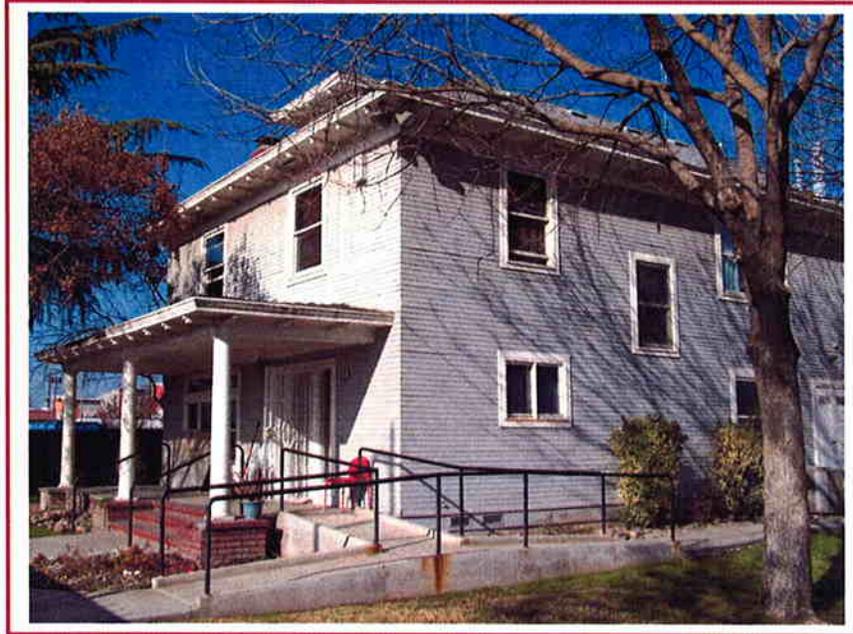
(From HPC Staff report 8.27.12) The Neman J. Levinson House is a two-story variant of the American Foursquare type with Colonial Revival detailing. It was constructed by 1911 presumably for the first resident, Newman J. Levinson, the president of the Fresno Publishing Company, publishers of the Fresno Herald. The property was evaluated in December 1990 by Karen Weitze Ph.D. for Caltrans, District 06 as part of the federally funded State Route 180 GAP project. The home was subsequently sold to the City of Fresno which then relocated it to its current location at 1636 Broadway. The 7-bedroom home was rehabilitated using federal funds through the CDBG program and donated to the YWCA for use as a transitional shelter. The Levinson House was found eligible under Criterion C to the National Register of Historic Places with SHPO concurrence (1991) prior to its move. The property was evaluated as potentially eligible as a Heritage Property in 2006 by Urbana Preservation as part of the City's Arts-Culture District Survey. On June 5, 2006, the Historic Preservation Commission reviewed the survey forms upon request of the Fresno County Library and accepted the staff recommendation that the Levinson Home appeared eligible individually for listing on the Local Register of Historic Resources.

The Levinson Home was constructed at 439 N. Van Ness Avenue in the Boles North Park Subdivision, which was platted in 1903. There is no original building permit for the home; however, the address of the property first appeared in the Fresno City Directories in 1912 with the occupant, Newman J. Levinson. Levinson was the president of the Fresno Publishing House, publishers of the Fresno Herald. By the late 1920s the property had been purchased by James and Freda Vagim, who raised four children at this address. James Vagim began in Fresno by selling produce out of the back of a pick-up. He developed this "start-up" business into the Vagim Packing Company, located at Tuolumne and G Streets, which became the largest privately run corporate packing house in the Fresno area. The company's brand "Plump and Meaty" variety packs of dried fruits were marketed worldwide. Freda Vagim was equally accomplished. She escaped the Armenian Genocide through Lebanon and ultimately taught English and possibly art at the University level in either Cairo or Beirut. The Vagims opened their Van Ness home for USO functions during World War II (Personal interviews Jim Doyle December 2004 and Doug Vagim 16 July 2012). During the War the family sold the Van Ness property and moved to the "Sutherland Home" (designed by Edward Foulkes, HP# 252) in the Tower District where they continued to entertain the troops during War time.

The Newman J. Levinson Home is thus connected to at least two individuals and/or families "significant in our past," Newman J. Levinson and James and Freda Vagim. The house thus appears to be eligible for designation to the Local Register under Criterion ii (FMC 12-1607(a)(1)). The home is a nice but fairly typical variant of a standard house type that is still prevalent throughout the Lowell neighborhood and thus does not appear to be eligible under Criterion iii, for architectural significance. In addition, the home has lost some of its original architectural detailing and character that led to its pre-move SHPO concurrence under Criterion C for eligibility to the National Register.

The Levinson Home was relocated to its current site at 1636 Broadway in 1991 by the City of Fresno. From a review of the site plan filed at the time, it is clear that numerous changes were made to the home to accommodate the move, including removal and replacement of most of the windows (including loss of diamond paned sidelights on the façade) and change to the rear elevation. The property has therefore lost integrity of location, due to the move, as well as setting, surrounded as it is now by vacant parcels and/or commercial uses. There has also been some loss of integrity of materials, workmanship, feeling and association. However, several important architectural features have been preserved: specifically the bellcast roof with its boxed cornice and decorative eave brackets as well as the overall massing, the full front porch, etc.

*Recorded by: Karana Hattersley-Drayton *Date: August 23, 2012 ■Update



Façade of Levinson, view looking northeast 13 January 2012; Sunroom addition on north elevation 13 January 2012; Vagim Family mid-1930s, living room (Levinson Home) 439 Van Ness.



REPORT TO THE HISTORIC PRESERVATION COMMISSION

AGENDA ITEM NO. VIB HPC MEETING: 8/27/12
APPROVED BY
DEPARTMENT DIRECTOR

August 27, 2012

FROM: CRAIG SCHARTON, Assistant Director
Development and Resource Management Department

BY: KARANA HATTERSLEY-DRAYTON *KAD*
Historic Preservation Project Manager
Secretary, Historic Preservation Commission

SUBJECT: CONSIDERATION OF APPROVAL OF REQUEST BY THE PROPERTY OWNER TO RECOMMEND TO THE CITY COUNCIL THE DESIGNATION OF THE FOLLOWING PROPERTIES TO THE LOCAL REGISTER OF HISTORIC RESOURCES, WITH ADOPTION OF FINDINGS NECESSARY TO SUPPORT RECOMMENDATION PURSUANT TO FMC 12-1609

1. The C. Jarman Home Located at 385 N. San Pablo Avenue.
2. The J.R. Turner Residence Located at 815 E. Dudley Avenue.
3. The Pilibos Building Located at 830 Van Ness Avenue.

RECOMMENDATION

Staff recommends that the Commission find that the C. Jarman Home is eligible for listing on the Local Register of Historic Resources under Criteria i and iii, the J.R. Turner Residence located at 815 E. Dudley Avenue is eligible under Criteria i and iii, and the Pilibos Building located at 830 Van Ness Avenue is eligible under Criterion iii. Staff further recommends that all properties be forwarded to the Fresno City Council for designation pursuant to FMC 12-1609.

EXECUTIVE SUMMARY

The property owners for the C. Jarman Home, the J.R. Turner Home and the Pilibos Building have all requested that their buildings be considered for designation to Fresno's Local Register of Historic Resources. As required by the City's Historic Preservation Ordinance the properties were publicly noticed in the *Fresno Bee* (published August 17, 2012). The neoclassical style **C. Jarman Home** was built circa 1902 in the Yosemite Addition in what is now the Lowell Neighborhood. It has high integrity to its period of significance and appears to be eligible under criteria i and iii. The **J.R. Turner Home** was constructed c1910 in the streetcar subdivision of the Meadow Brook Tract, north of Belmont Avenue in what is now the Tower District. This Craftsman bungalow has a remarkably intact interior and appears eligible for listing under criteria i and iii. The extant wrought iron hitching post on the property's park strip is both a contributor to the Turner Home as well as a contributor to a proposed Fresno Hitching Post Thematic Historic District. **The Pilibos Building** was completed in 1961 and was designed by modernist Robert Stevens FAIA. The application of Hans Sumpf adobe tiles on the façade was created by local ceramic artist Stan Bitters. The Pilibos building was evaluated in the draft Fulton Corridor Historic Survey and found eligible to the National Register of Historic Places, the California Register of Historical Resources as well as the Local Register, by consultants Historic Resources Group, Pasadena. The property owners have previously been approved for a site plan to adapt this former commercial building for residential use as ten studio apartments. Although this new use will necessitate some changes----in particular, creation of solid

walls in place of the façade windows to afford privacy for the residents---due to the set back of the glass under the character-defining feature of the Bitters façade, the staff opinion is that the building retains sufficient integrity as well as historic significance to warrant designation.

BACKGROUND

Local Register Criteria and Protocols:

The City's Historic Preservation Ordinance is located at Chapter 12, Article 16. Section 1607 outlines the criteria for designation of a resource to the Local Register of Historic Resources. A "historic resource" is "any building, structure, object or site" which is generally more than fifty years of age and "possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:

- (i) Is associated with events that have made a significant contribution to the broad patterns of our history; or
- (ii) Is associated with the lives of persons significant in our past; or
- (iii) Embodies the distinctive characteristics of a type, period or method of construction, or represents the work of a master, or possesses high artistic values; or
- (iv) Has yielded or may be likely to yield, information in prehistory or history.

The City's criteria for assessing significance are patterned after the National Register of Historic Places (1966 as amended) which uses letters A-D for significance. Fresno's Local Register is also similar, although not equivalent, to the California Register of Historical Resources which uses a numbering system of 1-4 for criteria. Although the concept of "integrity" is not specifically defined in the City's Ordinance, it is implicitly understood to follow the National Register which defines "integrity" as "the ability of a property to convey its significance." "To retain integrity a property will always possess several and usually most, of the aspects ("How to Apply the National Register Criteria for Evaluation" 1988:44).

The process for designating a historic resource is outlined in FMC 12-1609. In brief, a request to designate a resource to the Local Register may be made by the Council, the Commission, the Secretary to the Commission, the property owner or an authorized representative of the owner (12-1609(a)). Applications for listing use the state protocol for survey forms with both a DPR 523A (Primary) as well as a DPR 523B (Building, Structure, Object Form) (12-1609(a)(1-9)). A notice must be published in a local newspaper at least 10 days prior to the hearing and sent to the property owner as well. Commissioners must physically visit the property, prior to the Commission hearing (12-1609(c)(1), etc.

- Attachment:
- Exhibit A - State of California Survey Forms for the C. Jarman Home 2 August 2012 by Karana Hattersley-Drayton.
 - Exhibit B - State of California Survey Forms for the J.R. Turner Residence 24 July and 16 August 2012 by Karana Hattersley-Drayton.
 - Exhibit C - State of California Survey Form for the Pilibos Building 7 October 2011 by Historic Resources Group, with Update Continuation Sheet 21 August 2012 by Karana Hattersley-Drayton.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

- P1. Resource Name:** The C. Jarman Home
***P2. Location:** *a. County: Fresno
*b. USGS 7.5' Quad: Fresno South
c. Address: 385 North San Pablo Avenue, Fresno
d. Assessor's Parcel Number: 459-145-02

***P3a. Description:** This Neoclassical one story residence has a nominal rectangular footprint, sits on a brick foundation, and faces east onto N. San Pablo Avenue, on the northwest corner of San Pablo and Klondike. The home is frame construction and clad in horizontal wood shiplap siding. The partial width porch is inset with four slender wood columns supported on square wood piers, with a simple wood balustrade of vertical slats. The four steps leading to the porch have wrought iron hand rails. The gabled roof is accented with a pedimented dormer on the façade and has a simple fixed glass rectangular window. The cornice is boxed with a sloped soffit and frieze. A brick chimney stack pokes up on the northwest of the roof. Two matching character defining windows are located on the façade. Each has a fixed decorative glass upper sash with a clear diamond inset into clear and rose colored panes over a clear glass wood sash window. The front door is centrally located and has a clear glass fixed transom and no sidelights. A bay window with two 1/1 double hung sash window in panel is located on the south side of the home in the dining room. A "pop out" located at the bathroom has one small 1/1 wood sash window. What appears to be an early shed roof addition is located at a bedroom on the northwest side of the home and includes two 1/1 sash windows and one small vertical slider. The house has a setback of 16 feet with no mature landscaping. A wood picket fence separates the front yard from the sidewalk and park strip.

- *P3b. Resource Attributes:** HP2 (Single-family residence)
***P4. Resources Present:** ●Building



- P5b Photo date:** 8.2.12
***P6. Date Constructed/Age and Sources:** c1902; Sanborn Fire Insurance Map 1906
***P7. Owner and Address:**
James H. Koch
P.O. Box 11901
Fresno, CA 93775
***P8. Recorded by:**
Karana Hattersley-Drayton
Historic Preservation Project
Manager, City of Fresno
2600 Fresno Street
Fresno, CA 93721
***P9. Date Recorded:** 8.2.12
***P10. Survey Type:** Intensive

***P11. Report Citation:** "Evaluation of 385 N. San Pablo Avenue for the Local Register of Historic Resources"

***Attachments:** ● Building, Structure and Object Report; ● Continuation Sheet

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 5S3

*Resource Name: C. Jarman Home

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

***B5. Architectural Style:** Neoclassical/vernacular

***B6. Construction History:** The home is depicted on the 1906 Sanborn Fire Insurance Map; no original building permit is on file which probably indicates a pre-1906 construction (Building permits were first required in the City in 1906). The dwelling was altered in 1927 and another unspecified alteration occurred in 1946. The residence qualified for a lead-remediation NSP grant in 2012 and was recently painted and all but the façade windows replaced with wood 1/1 sash (matching the original style and type).

***B7. Moved?** No

***B8. Related Features:** The residence is located in the City's Lowell Neighborhood which includes a fine collection of late 19th and early 20th century homes and cottages. Two designated historic properties are immediately north: the Spencer Home (HP# 014, 1899) and the W.H. Spencer Duplex (HP# 219, 1928).

B9a. Architect: N.A.

B9b. Builder: Unknown

***B10. Significance: Theme:** Early 20th Residential Development **Area:** Yosemite Addition, Lowell

Period of Significance: c1902

Property Type: Neoclassical vernacular **Applicable Criteria:** i and iii

From 1880 to 1885 the population of Fresno more than tripled from 1,112 to 3,464 inhabitants. As a consequence land speculators began to buy and subdivide land outside of Fresno's original town plan. Although the "parent grid" of the city was designed to be parallel to the Central Pacific corridor, these new tracts were surveyed to line up with the surrounding agricultural sections and laid out with streets oriented north-south and east-west. Thus today, when one crosses "Divisadero Street" it is necessary to make a 45% shift in entering the old part of the City.

One of many new subdivisions north of the original City was the Yosemite Addition, platted in 1888 and surveyed by Ingvar Teilmann. Teilmann was born in Denmark and came to Fresno in 1878. From a humble start as a farm laborer in the Washington Colony, he worked his way up to eventually become the City Engineer in 1887. He laid out numerous additions for Fresno and plats for colonies.

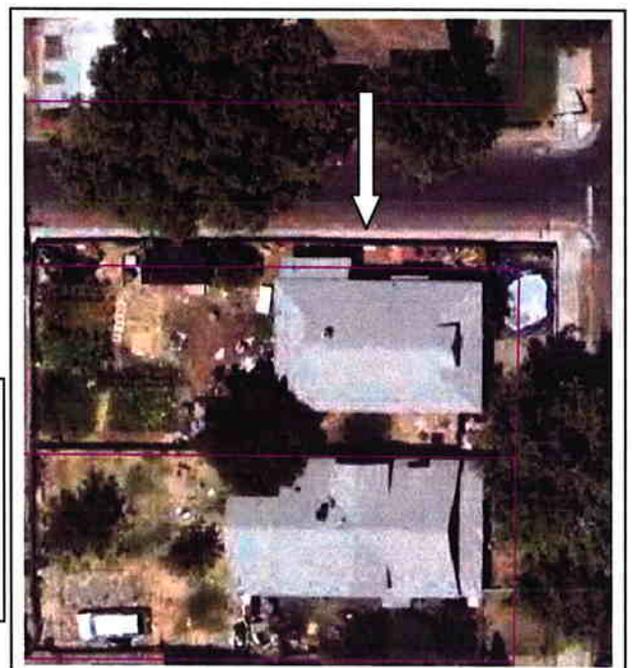
The neoclassical home at 385 N. San Pablo was constructed on lots 1-2 of Block 3 of the Yosemite Addition. The first identified owner was a C. Jarman who was granted a permit for alterations in 1927. It was built circa 1902 and originally had a two-story barn in the rear yard. The barn was removed around 1976 when the current owner purchased the property (Personal communication James Koch 26 July 2012). Other than rear additions and the recent lead abatement, the home remains unchanged since it was built over 100 years ago. Although a standard vernacular housing type for this area the massing and corner location of this home, as well as its integrity to the c1902 period of significance, appear to make it eligible for designation to the Local Register of Historic Resources under criteria i and iii.

***B12. References:** 1898, 1906, 1918, 1948, 1950, 1963 Sanborn Fire Insurance Maps; Building permits on file with the City of Fresno Planning Division; Ratkovich Plan Survey 1994; Heritage Fresno: Homes and People, 1975; James Koch interview 26 July 2012.

***B14. Evaluator:** Karana Hattersley-Drayton, M.A.
Historic Preservation Project Manager
City of Fresno

***Date of Evaluation:** August 20, 2012

(This space reserved for official comments.)



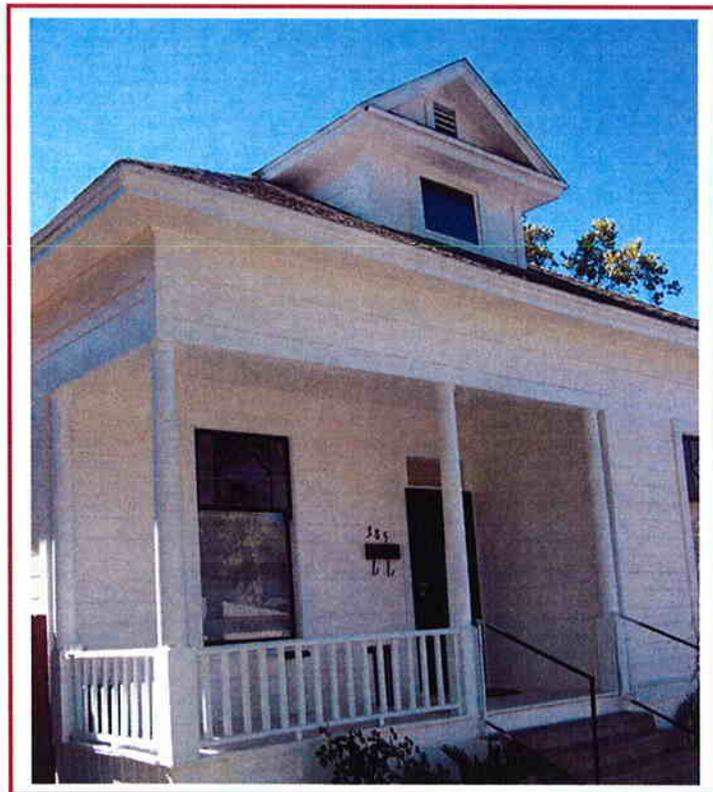
*Recorded by: Karana Hattersley-Drayton

*Date: 8.2.12

■ Continuation



View of Home looking southeast across Klondyke; Porch detail



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

- P1. Resource Name:** J.R. Turner Home
- *P2. Location:** ***a. County:** Fresno
 - *b. USGS 7.5' Quad:** Fresno North Photorevised 1981, southwest ¼ Section 33, T13S, R20E
 - c. Address:** 815 E. Dudley Avenue, Fresno
 - d. Assessor's Parcel Number:** 452-114-21

***P3a. Description:** This one-story Craftsman bungalow has a nominal T-plan and faces south onto E. Dudley Avenue, in Fresno's Tower District. The home is wood frame with lapped horizontal wood siding on a raised battered (sloping) foundation. The medium pitch side gabled roof has decorative wood triangular knee braces with wide projecting eaves trimmed with a plain fascia board. A gabled roof dormer has three knee braces and a rectangular window with triangulated headed leaded glass. The centrally located main entrance consists of a heavy wood door with wrought iron hardware and three rectangular beveled glass lights. The full width front porch is included under the main roof and is a major character-defining feature of the home with a series of square wood porch posts with simple capitals resting on the solid balustrade. The east side of the porch has an opening that allows easier access to this side of the home. The ribbon windows on the façade frame the door, are identical and consist of 6/1 double hung sash on either side of a 12/1 light window. Windows on the east elevation are 9/1 double hung sash. A projecting room on the east elevation has a steeply pitched side gable roof and leads to the dining room of the home. This room has its own south facing entrance through a heavy wood and glass door. An external brick chimney is located on the east elevation. The living and dining rooms of the home are notable for the original wood wainscoting, beamed ceilings, built-in china hutch and brick fireplace.

Also associated with this property is an original wrought iron hitching post with a clenched fist finial which is located on the park strip (please see separate survey form and Hitching Post Thematic District).

- *P3b. Resource Attributes:** HP2 (Single-family residence)
- *P4. Resources Present:** ●Building



P5b Photo date: July 24, 2012

***P6. Date Constructed/Age and Sources:**
c1910; building permit for garage, 1912; Sanborn Map, 1919.

***P7. Owner and Address:**
Deborah Lynn Schmidt
815 E. Dudley Avenue
Fresno, CA 93728

***P8. Recorded by:**
Karana Hattersley-Drayton
Historic Preservation Project
Manager, City of Fresno

***P9. Date Recorded:** July 24, 2012; August 16, 2012

***P10. Survey Type:** Intensive

***P11. Report Citation:** "Evaluation of the J.R. Turner Home, 815 E. Dudley Avenue, Fresno, for the Local Register of Historic Resources."

***Attachments:** ● Building, Structure and Object Report; ● Continuation Sheet

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 5S2

*Resource Name: The J.R. Turner Home

B3. Original Use: Single-family residence **B4. Present Use:** Single-family residence

***B5. Architectural Style:** Craftsman bungalow

***B6. Construction History:** The home was constructed by 1910 within the Meadow Brook Tract, which was annexed to Fresno in April 1910. A permit for a garage was issued on October 14, 1912. A new garage was constructed in 1920 and the kitchen was remodeled in 1957. The back porch has been in-filled and the current owner relocated the decorative dormer further back on the roof.

***B7. Moved?** ■No

***B8. Related Features:** The residence is located on a street with craftsman bungalows of the same vintage. Also on the park strip of the property is a distinctive wrought iron hitching post with a clenched fist finial.

B9a. Architect: Unknown

B9b. Builder: Unknown, possibly owner, J.R. Turner

***B10. Significance: Theme:** Fresno's 20th Century Street Car Suburbs **Area:** Meadow Brook Tract (Tower)

Period of Significance: c1910

Property Type: Craftsman bungalow

Applicable Criteria: i, iii

Beginning in 1902, the City of Fresno expanded both east and north with the construction of street car suburbs. The Meadow Brook Tract, annexed to the city in 1910, was developed north of Belmont Avenue and adjacent to the Dry Creek Canal and parallel to the Forthcamp (now Fulton Street) Line (1902). The J.R. Turner Home originally located on lots 3 and 4 of Block 2 of the Meadow Brook Tract was thus constructed at a time of transition, from horse-drawn vehicles and wagons (hence the extant hitching posts on the street), to electric street car service and private automobiles. The original owner of this residence was J.R. Turner, who is noted on the permit as the builder for the original garage in 1912. (No other information was available about him at the time of this survey.) By the 1930s the home was owned by Simon W. and Anna Henry. Mr. Henry was born in Millerton in 1874, the son of early pioneers Simon and Ann Henry, who came to the area in 1859. The family moved to Fresno in 1874 and built a hotel and later a blacksmith shop and livery at Tulare and Fulton, using part of their Millerton residence in the construction. Simon W. Henry worked at the Cooper Department Store and died in 1933 (*Fresno Bee* 22 February 1933).

The J.R. Turner Home appears to be eligible to Fresno's Local Register of Historic Resources under Criterion i and Criterion iii, as an excellent example of middle class housing constructed in a street car suburb during a time of transition in the City. The home has no major alterations (the change in location of the dormer is an exception) and thus maintains integrity of location, design, setting, materials, workmanship, feeling and association. The original woodwork in the living and dining rooms is exceptional.

B11. Additional Resource Attributes:

***B12. References:** 1918, 1948, 1950, 1963 Sanborn Fire Insurance Maps; Building permits on file with the City of Fresno Planning Division; Horsing Around: 19th Century Cast Iron Hitching Posts, 2008; Virginia and Lee McAlester, A Field Guide to American Houses, 2002; When Fresno Rode the Rails, 1979; Fresno Bee 22 February 1933.

***B14. Evaluator:** Karana Hattersley-Drayton, M.A.
Historic Preservation Project Manager
City of Fresno

***Date of Evaluation:** August 16, 2012

(This space reserved for official comments.)



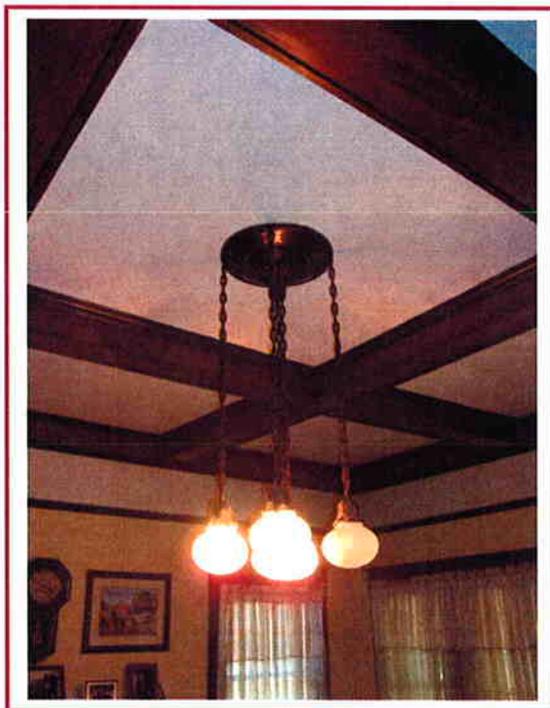
*Recorded by: Karana Hattersley-Drayton

*Date: July 24, 2012 ■ Continuation



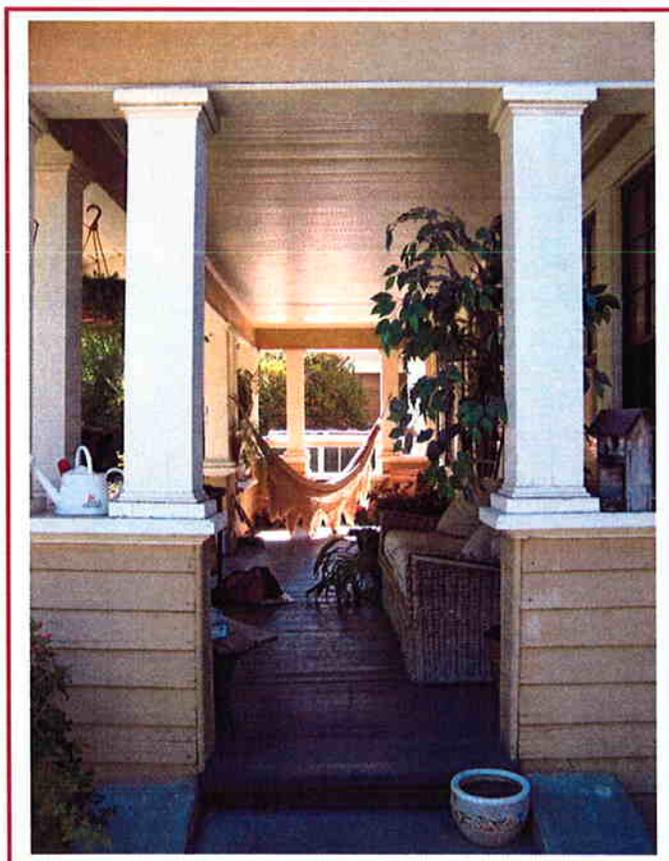
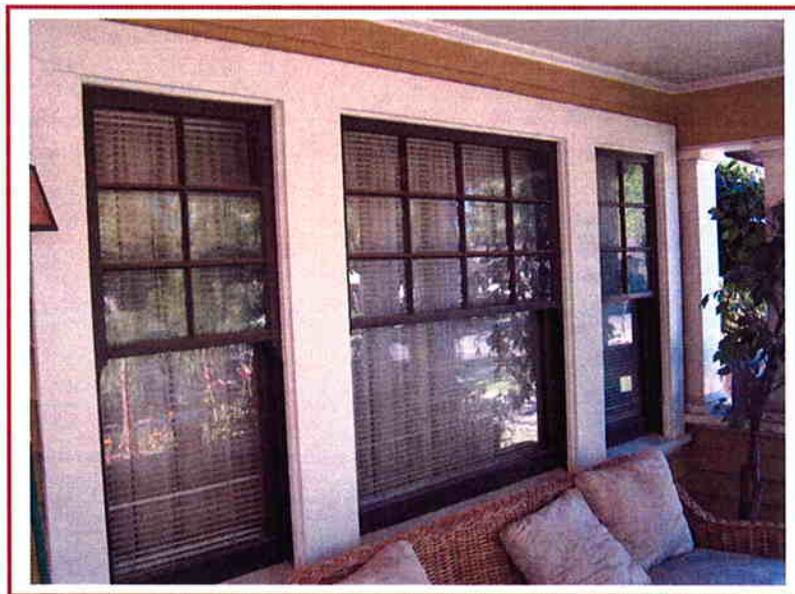
*Top view:
Home's façade,
looking
northwest;*

*Original living
room fixture and
box beam ceiling*



*Recorded by: Karana Hattersley-Drayton

*Date: July 24, 2012 ■ Continuation



Ribbon windows, east end of porch; front porch looking west; clinched fist hitching post on park strip.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S, 3CS, 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource name(s) or number (assigned by recorder) 830 Van Ness Avenue

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*b. USGS 7.5' Quad _____

Date _____

*a. County Fresno County

T R

*c. Address 830 Van Ness Avenue

City Fresno

Zip 93721

*e. Other Locational Data: APN: # 46825208T

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This property is located on the northeast side of Van Ness Avenue between Inyo Street and Kern Street, and contains a two-story, commercial office building constructed in 1961. Rectangular in plan, this Mid-Century Modern style building is of steel-frame construction with stucco and tile cladding and a flat roof. The main (southwest) façade is dominated by an applied rectangular slab extending across the front façade above a recessed ground floor. The slab is clad in sculpted clay tiles. The ground floor entry features floor-to-ceiling metal frame windows and a wood entry door recessed behind steel and concrete pillars. A ten-foot wing wall clad in marble tiles extends beyond the building's edge to the north. A cantilevered canopy extends over the sidewalk from the wing wall. The northwestern façade is distinguished by a series of vertical metal fittings spaced at regular intervals that span the full height of the building. Fenestration includes floor-to-ceiling metal frame windows on the first floor and a continuous band of metal frame windows on the second floor. The southeast façade faces a narrow rectangular side yard. Open metal framing encloses the side yard. A floating stair leads from the ground floor to second floor offices accessed by a cantilevered balcony. The building appears to have had few alterations since its construction and has high integrity.

*P3b. Resource Attributes: (list attributes and codes) HP6. 1-3 Story Commercial Building.

*P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photo



*P5b. Photo: (view and date)
Northeast elevation
March 29, 2011

*P6. Date Constructed/Age and Sources: historic
1961 (1963 Sanborn Fire Insurance Map)

*P7. Owner and Address:
Bowman Investment LP
2344 Tulare Street
Fresno, CA 93721

*P8. Recorded by:
Historic Resources Group
12 S. Fair Oaks Avenue, Suite 200
Pasadena, CA 91105-1915

*P9. Date Recorded:
October 7, 2011

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none")
Downtown Fresno (Fulton Corridor) Survey Report.

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NHRP Status Code 3S, 3CS, 5S3

*Resource Name or #: 830 Van Ness Avenue

- B1. **Historic Name:** Robert N. Klein & Associates; ESK Land Company
- B2. **Common Name:** 830 Van Ness Avenue
- B3. **Original Use:** Commercial - Office
- B4. **Present Use:** Office
- *B5. **Architectural Style:** Mid-Century Modern
- *B6. **Construction History:** (Construction date, alterations, and date of alterations):

830 Van Ness Avenue was constructed in 1961 according to the 1963 Fresno Sanborn Map. No building permits were located for this survey but it appears that only minor alterations have been made since construction.

*B7. **Moved?** No Yes Unknown **Date:** _____ **Original Location:** _____

*B8. **Related Features:** None

B9a. **Architect:** Robert W. Stevens

b. **Builder:** Unknown

*B10. **Significance:**

Theme Mid-20th Century Commercial Redevelopment 1945-1970 **Area** Downtown Fresno

Period of Significance: 1961

Property Type: Commercial - Office

Applicable Criteria: NRHP: C; CRHR: 3; City of Fresno: iii.

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

830 Van Ness is significant as a good example of a Mid-Century Modern small commercial office building in Downtown Fresno. Constructed in 1961, the building's geometric massing, recessed and overhanging volumes, exposed structural elements, minimal decorative detailing and the incorporation of outdoor garden spaces are all indicative of important Mid-Century design innovations. The design includes decorative sculpted clay tiles designed by important local artist Stan Bitters for the Hans Stumpf Company. 830 Van Ness is also significant as a representative example of the work of important Fresno architect Robert W. Stevens (1919-1989). A graduate of the University of Southern California School of Architecture, Stevens designed numerous distinctive commercial and residential buildings throughout California including the Fresno Convention Center. He is also noted for his innovative garden court office complex designs.

B11. **Additional Resource Attributes:** None

*B12. **References:**

City of Fresno Building Permits

City of Fresno, Mid-Century Modernism Historic Context, September 2008, prepared for the City of Fresno, Planning and Development Department, prepared by Planning Resource Associates, Inc., Fresno, CA.

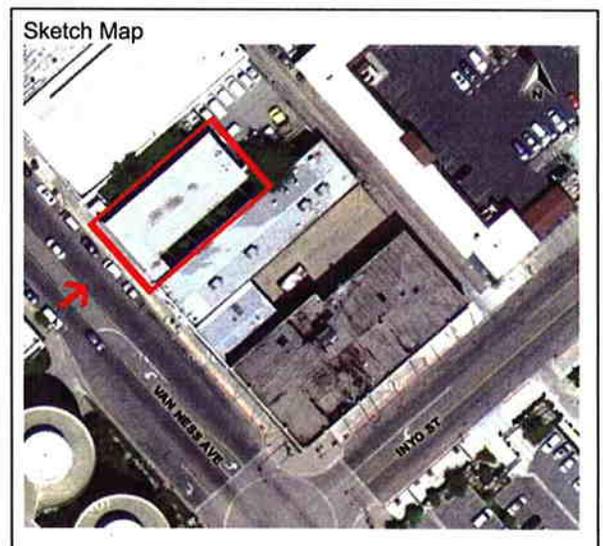
County of Fresno Tax Assessor Data
Sanborn Fire Insurance Maps

B13. **Remarks:**

*B14. **Evaluator:** C. McAvoy & P. Travis

***Date of Evaluation:** April 2011

(This space reserved for official comments.)



P5a. Photograph or Drawing (continued from page 1):



830 Van Ness Avenue. View of northwest elevation, March 29, 2011.

CONTINUATION SHEET

Primary # _____

HRI# _____

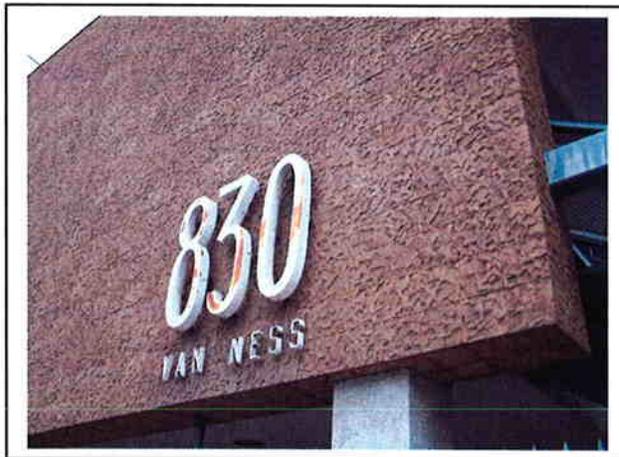
Trinomial _____

Page 4 of 4 Resource: The Pilibos Building, 830 Van Ness Avenue *Recorded by: Karana Hattersley-Drayton

*Date: August 21, 2012 ■ Continuation ■ Updated

According to the building permit on file with the City of Fresno the contractor for 830 Van Ness, owned by Steve Pilibos (hence the "Pilibos Building"), was the R. G. Fisher Company. The project was valued at \$150,000 and it received final approval on July 5, 1961. Robert Stevens, as identified in the bso survey form was the architect of record.

Stevens was a 1942 graduate of the University of Southern California College of Architecture and moved to Fresno after World War II to work for architect Walter Wagner. For three years he designed projects for architects David Horn and M.D. Mortland. Stevens opened his own office in February 1949. Stevens later joined forces with another USC graduate, Gene Zellmer. Robert Stevens was highly influenced by the work of modernists Shindler, Johnson and Neutra and he transferred their aesthetic and design principles to the context of the San Joaquin Valley. Stevens is credited with pioneering the "Garden Office" property type, many of which were constructed out of Hans Sumpf stabilized adobe bricks along the Shaw Avenue corridor. Stevens and Associates (or with partner Gene Zellmer) also designed the Fresno Convention Center, Bulldog Stadium, the CSUF Art Building, St. Columba's Church, Hoover High School and a score of residences throughout Fresno. Over his career he received a total of 14 regional AIA design awards and a fellowship from the AIA for his innovative work on the garden office.



The collaboration of Robert Stevens and artist Stan Bitters on the façade of 830 Van Ness was, according to an interview with Commissioner Joe Moore, the first of what became many architectural creations for Bitters (26 July 2010). The Fresno-born artist attended San Diego State for three years, had training at the Otis Art Institute before completing his B.A. at UCLA. Although initially a painting major his encounter with the legendary sculptor Pete Voulkos at Otis and the Ceramics Department at this Institute had a deep and lasting impact on Bitter's work.

When he returned to Fresno he was offered a job by Hans Sumpf who was interested in creating a ceramics department. As Bitters recalls he was handed 20 tons of emulsified clay and told to do something with it ("Mister Big" Katie Lockhart, n.d) . Hans Sumpf was born in Coalinga in 1914 and attended Stanford University for three years. In the summer of 1935 or 1936 he returned to work in the Kettleman Hills oil fields. He set about to make a better adobe brick, and with \$350 built a mud-making machine. Working with the Standard Oil Company, Sumpf then applied an asphalt emulsion to the bricks, which both strengthened and waterproofed them. With the exception of a government operation in Stockton, Sumpf was California's first commercial manufacturer of stabilized adobe brick. He moved to the Carmel Valley in the 1930s and supplied his stabilized bricks for Bay Area constructions. When Fresno was hit by the floods in 1938, Sumpf returned to Fresno and set up a plant, first at Sierra and Maroa Avenues, and also at Chestnut and Teague Avenues.¹ By 1970 Hans Sumpf had moved to 80 acres in Madera County, and annually produced millions of bricks. He was recognized as a world authority on stabilized waterproof adobe and consulted on numerous projects in the Middle East (Hattersley-Drayton, 2008).

The tiles on the façade of 830 Van Ness were first rolled out with a rolling pin, using meat tenderizers from second hand stores for imprint designs.



REPORT TO THE HISTORIC PRESERVATION COMMISSION

AGENDA ITEM NO. VIC
HPC MEETING: 08/27/2012

August 27, 2012

FROM: CRAIG SCHARTON, Assistant Director
Development and Resource Management Department

APPROVED BY

DEPARTMENT DIRECTOR

BY: KARANA HATTERSLEY-DRAYTON
Secretary
Historic Preservation Project Manager

SUBJECT: CONSIDERATION OF APPROVAL OF REQUEST BY THE PROPERTY OWNER TO DESIGNATE THE JAMES POTEIOUS BUILDING LOCATED AT 2600 TULARE STREET AS A HERITAGE PROEPRTY AND ADOPTION OF FINDINGS NECESSARY TO SUPPORT THE DESIGNATION PURSUANT TO FMC 12-1612.

RECOMMENDATION

Staff recommends that the Commission designate the James Porteous Building as a Heritage Property pursuant to FMC 12-1612.

EXECUTIVE SUMMARY

The property owners, P Street Partners LLC, have requested that their property located at 2600 Tulare Street be considered for designation as a heritage property pursuant to FMC 12-1612. The original one-story five bay streetcar commercial building was constructed circa 1910 with additions to the rear elevation in 1918 and 1919. According to the building permit (issued in 1914 for an alteration) the property owner was James Porteous, a Scottish emigrant who settled in Fresno in 1877 and eventually patented numerous inventions, including most famously the Fresno Scraper. It appears that Mr. Porteous purchased the building as an investment only and there is no evidence that any of the work concentrated at his Fresno Agricultural Works occurred at this site. Rather the building was used for commercial and retail purposes, including a drugstore which was located at the corner of P and Tulare.

Over the years the exterior of the building has been altered, most significantly in 1994, and these alterations (storefront windows and doors) are currently being replaced as part of a tenant improvement for a new 7-11 store. Due to this loss of integrity the building does not appear to qualify for designation on the Local Register of Historic Resources. However, due to its age, its clear and early function as a streetcar commercial building, situated on a busy Fresno Traction Company line, as well as its association with Fresno pioneer James Porteous, the building appears to merit listing as a heritage property, or a "resource which is worthy of preservation because of its historical, architectural or aesthetic merit but which is not proposed for and is not designated as a Historic Resource..." (FMC 12-1603(n)).

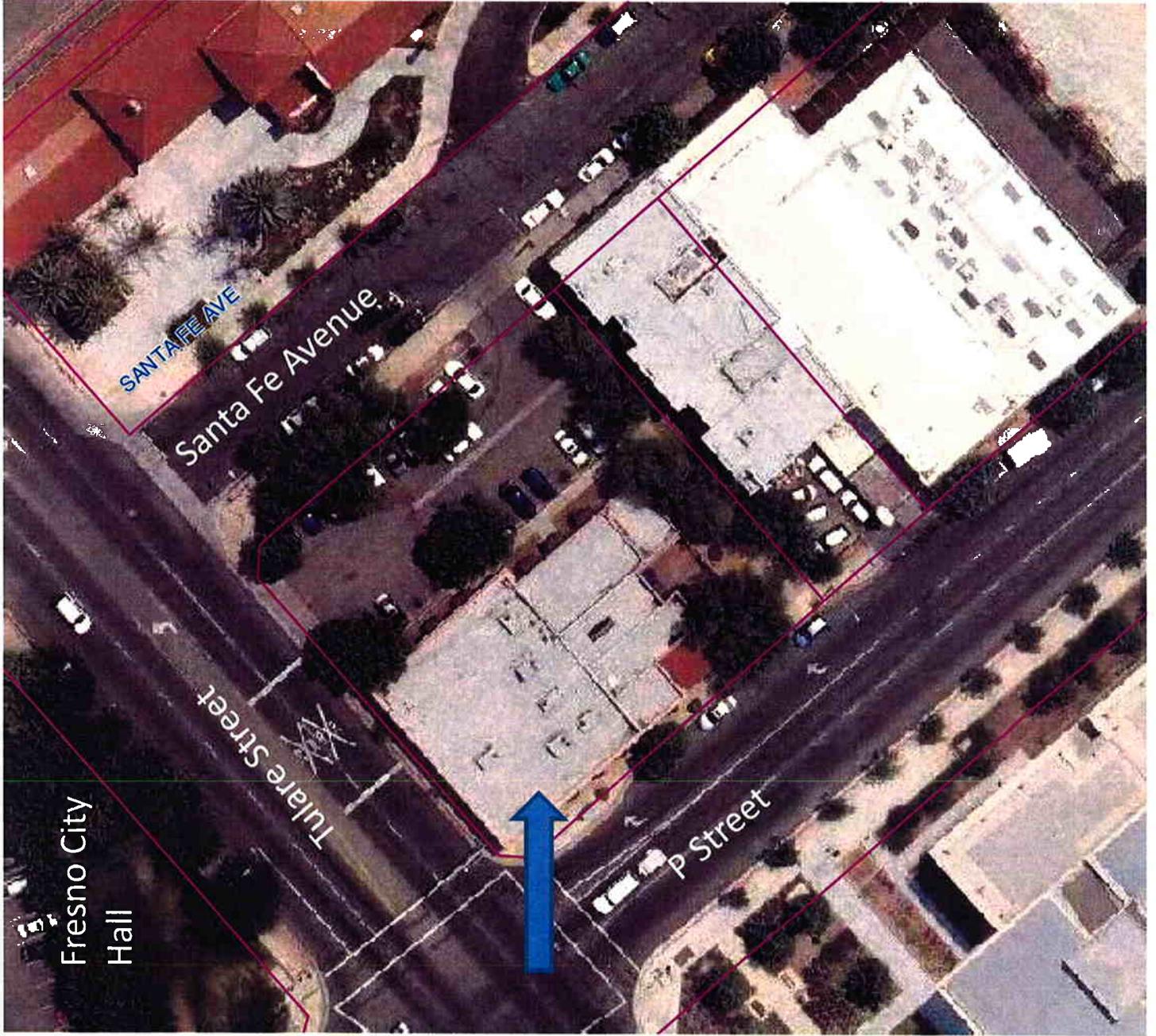
BACKGROUND

Fresno's Historic Preservation Ordinance identifies several possible strategies and categories for listing a property on the Local Register of Historic Resources: individually as a historic resource, designation of multiple properties as a local historic district, and individual listing as a "heritage property." "Heritage Property" is defined in the Historic Preservation Ordinance as a "resource which is worthy of preservation because of its historical, architectural or aesthetic merit but which is not proposed for and is not designated as a Historic Resource..." (FMC 12-1603(n)).

The Heritage Property category was established for resources that have historic merit but which may have problems with integrity (such as the Josiah Royce Hall) or which may be a contributor to a proposed historic district but which lack significance as an individual resource. Listing through this program of the Ordinance allows use of the California Historical Building Code and a measure of protection. Unlike the historic resource protocol, heritage properties may only be nominated by the owner or an authorized agent of the owner. A listing of a heritage property may also be rescinded more easily by the owner (FMC 12-1612(d)). There is no requirement to publish a public notice in a local newspaper and the nomination is not automatically forwarded to the City Council for consideration.

Staff recommends that the Commission make a finding designating the James Porteous Building as a Heritage Property.

Attachments: Exhibit A - Aerial Photograph (2008) for James Porteous Building
Exhibit B - State of California Primary and BSO Forms for James Porteous Building
Prepared August 2012 by Karana Hattersley-Drayton.



The James
Porteous
Building,
2600 Tulare
Street
2008 Aerial

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

P1. Resource Name: The James Porteous Building

***P2. Location:** *a. County: Fresno

*b. USGS 7.5' Quad

c. Address: 2600 Tulare Street, Fresno

d. Assessor's Parcel Number: 468-164-08

***P3a. Description:** This one-story streetcar commercial building is located on the southeast corner of Tulare and P Streets. All construction is masonry brick with a lime mortar laid up in a common bond. The exception to this is a small addition at the south end of the complex on P Street which is constructed in a running bond (thus all stretchers, no headers). The exterior is exposed brick which shows evidence of original paint and which is pockmarked from aggressive sandblasting. A character defining feature of this building is the decorative terra cotta frieze which projects out below the cornice and which is capped with roof tiles. The design along the Tulare frontage is an elaboration of the egg and dart motif. The frieze is plain after it wraps the Tulare street facade and continues on both the P and Santa Fe elevations. A plain stucco coping extends along the top of the cornice at the roof, which is flat. A stucco cement cladding extends along the Tulare façade and wraps around both the P and Santa Fe Street elevations as a decorative motif between the terra cotta work and the brick. The original building consists of five bays with four (presumably) brick piers now faced with a stucco cement on the Tulare façade. The windows and doors on the Tulare elevation have been removed and are currently being replaced with a series of five standard storefronts with two door assemblages with medium bronze mullions. Six long round top windows with bronze mullions are on the west (P Street) elevation and were clearly inserted into earlier piercings, due to the existing heavy brick lug sills at the bottom of each window and the relieving arches at the top. An addition at the rear of the P Street elevation has a lower roof and running bond brick pattern. A series of additions from 1918 and 1918 exist on the south/back elevation of the building. The addition facing onto Santa Fe has a parapet in order to match the roof line of the original building.

***P3b. Resource Attributes:** HP6 (Commercial Building under 3 stories)

***P4. Resources Present:** ● Building



P5b Photo date:

Unknown, courtesy John Tutelian

***P6. Date Constructed/Age and Sources:** c1910, Sanborn Fire Insurance map of 1918; building permit for alterations, 1914.

***P7. Owner and Address:**

P Street Partners LLC
906 N Street
Fresno, CA 93721

***P8. Recorded by:**

Karana Hattersley-Drayton
Historic Preservation Project
Manager, City of Fresno

***P9. Date Recorded:**

***P10. Survey Type:** Intensive

***P11. Report Citation:** "Evaluation of the James Porteous Building 2600 Tulare Street for Fresno's Local Register of Historic Resources."

***Attachments:** ● Building, Structure and Object Report; ● Continuation Sheet

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 5S3

*Resource Name: The James Porteous Building

B3. Original Use: Commercial **B4. Present Use:** Vacant; rehabilitation in progress for tenant improvement

***B5. Architectural Style:** Streetcar Commercial/One-Part Commercial Block

***B6. Construction History:** No original building permit exists. The first entry on the building record is for a minor alteration in 1914, followed by substantial additions in 1918 and 1919. A permit was granted for an additional 29x41 foot addition in 1947. The footprint of the one-story, 5 bay building exists on the 1918 Sanborn Fire Insurance Map. What appears to be a major renovation of the building occurred in 1984 by Ramon Zambrano and Associates, San Francisco.

***B7. Moved?** ■No

***B8. Related Features:** The building is located on lots 27-32 block 144 of Fresno City, in a neighborhood of new and historic commercial and civic buildings, the oldest being the 1899 Santa Fe Depot which is east of the property. The 1926 Santa Fe Hotel is located south and east of the parcel.

B9a. Architect: N/A.

B9b. Builder: N/A/

***B10. Significance: Theme:** Commercial Streetcar Development

Area: Urban Fresno

Period of Significance: c1910-1948 **Property Type:** Streetcar commercial **Applicable Criteria:** N/A

With the development of the horsecar (late 19th century) and the electric streetcar system (1902), Fresno expanded north and east with a series of new residential tracts. In addition to these streetcar suburbs, investors constructed one and two story commercial blocks along the transit corridors. These buildings could generate income but represented a relatively small investment and thus were often referred to as “taxpayer strips” or speculator buildings, as these modest blocks “staked a claim” to urban parcels that would grow exponentially in value as the cities grew (see Longstreth and Liebs). The five-bay one story building at 2600 Tulare Street was constructed circa 1910, preceding by a few years the Fresno Traction Company’s Arlington Heights Line of 1914. This streetcar line ultimately merged with the McKenzie service and later with the Blackstone to Recreation Line, and was finally abandoned on April 30, 1939.

The original five bay 75-foot wide building is depicted on the 1918 Sanborn and included a cremery [sic], an office, a “store,” as well as a drugstore. In 1918 and 1919 building permits were issued for major additions which are indicated on the 1948 Sanborn Map as a series of rooms on the rear elevation of the building. The corner bay at Tulare and P remained a drugstore in 1948 and 1950 but by 1963 was a restaurant. A 2-story brick building on the eastern end (now a parking lot for the complex) was constructed in 1913 and included rooms above, which eventually became the “Claremont Hotel.” This building was demolished upon order of the City around 1977 (see continuation sheet).

***B12. References:** 1906, 1918, 1948, 1950, 1963; 1970 Sanborn Fire Insurance Maps; Building permits on file with the City of Fresno Planning Division; Personal communication with Sharon Hiigel (Fresno Historical Society) 16 August 2012, John Walker (Fresno Bee) 17 August 2012 and Donna Hansen 17 August 2012; Fresno Bee 1 October 1942; Fresno Bee 29 March 1948; “Fresno Scrapper,” ValleyHistory.org (accessed 14 August 2012); “Fresno Agricultural Works” (<http://historical.fresnobeehive.com/2011/02/fresno-agricultural-works>), accessed 14 August 2012; “James Porteous,” (http://en.wikipedia.org/wiki/James_Porteous) accessed 14 August 2012; Longstreth, The Buildings of Main Street, 2000; Liebs, Main Street to Miracle Mile: American Roadside Architecture, 1989.

***B14. Evaluator:** Karana Hattersley-Drayton, Historic Preservation Project Manager, City of Fresno

***Date of Evaluation:** August 22, 2012

(This space reserved for official comments.)



*Recorded by: Karana Hattersley-Drayton

*Date: August 22, 2012

■ Continuation

The first property owner for 2600 Tulare Street as noted on the Building Record was James Porteous (1848-1922) who emigrated from Scotland to the United States in 1873. He first settled in Santa Barbara in 1873 and then migrated north to Fresno in 1877 and established a wagon shop. His many inventions included the Fresno Scraper (1883), developed from an earlier buckboard design and with ideas incorporated from various other local inventors. The Fresno Scraper revolutionized earth removal and grading and was pivotal in agricultural and residential use both locally and internationally and was used to dig the Panama Canal and by the U.S. Army in World War I. Between 1884 and 1910 Porteous' Fresno Agricultural Works produced thousands of Fresno Scrapers. His complex was located on five lots which he purchased at Tulare and L, now the site of the Del Webb building. Porteous is credited with 46 inventions and held some 200 patents. He became one of the wealthiest men in the Valley and when he died in 1922 left an estate valued at over \$1 million. His business lives on as Fresno Ag Hardware.

James Porteous purchased the commercial building located at 2600 Tulare Street around the time of its construction, probably as an investment. There is no evidence that he used the building as an extension of his agricultural enterprise.

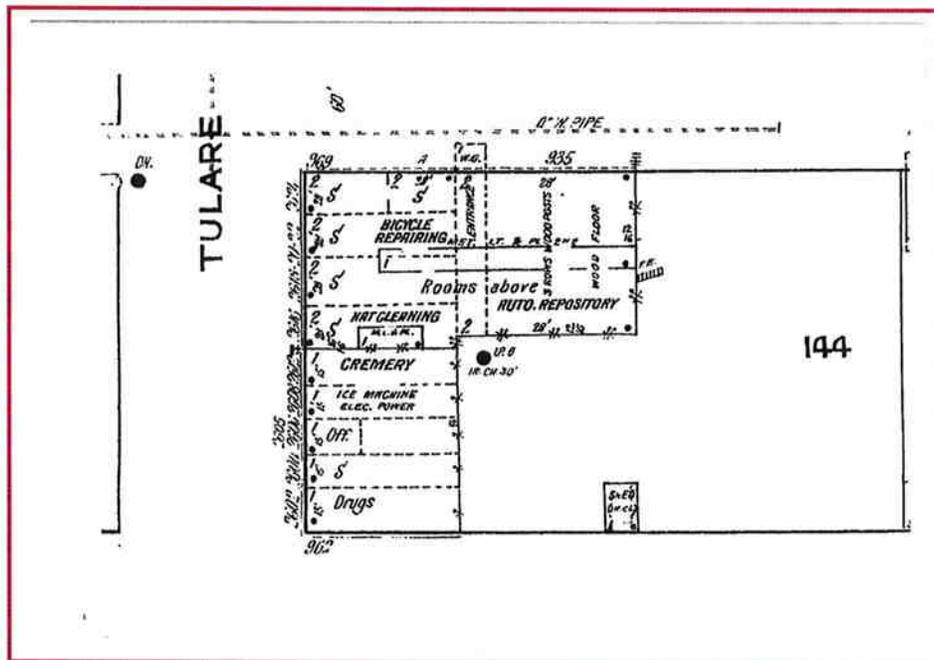
In 1984 the "2602 Tulare Office Building" was substantially altered for a tenant improvement. It appears that it is at this time that a series of French doors were added to the Tulare elevation and that a cement plaster cladding was applied to portions of the façade, below the cornice. Interior investigation depicts earlier window openings with relieving arches that are now in filled, some of which were necessitated by the 1918-19 additions.. The property owner is currently upgrading the building again, this time to accommodate a 7/11 store, and is inserting new storefronts, removing the French doors but essentially leaving all historic fabric in place.

The James Porteous Building has lost integrity to its period of significance, due to the numerous exterior changes over time. It therefore does not appear to be eligible for consideration for listing on Fresno's Local Register of Historic Resources. However, due to its age, its clear and early function as a streetcar commercial building, and its association with one of the early pioneers of Fresno, James Porteous, the building does appear to meet the definition of a "heritage property," or "a resource which is worthy of preservation because of its historical, architectural or aesthetic merit but which is not proposed for and is not designated as a Historic Resource..." (FMC12-1603(n)).



*Recorded by: Karana Hattersley-Drayton *Date: August 22, 2012

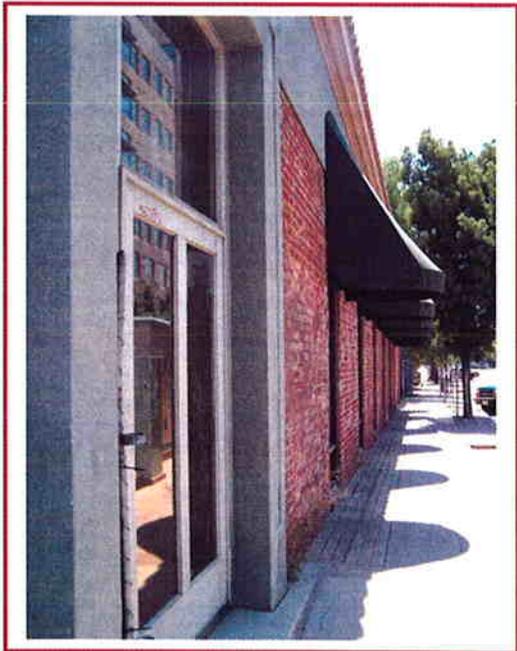
■ Continuation



1918 Sanborn:30; with 1913
2-story building on eastern side



Terra Cotta detail at cornice; west
elevation (along P Street), 8.14.12.





REPORT TO THE HISTORIC PRESERVATION COMMISSION

AGENDA ITEM NO. VID
HPC MEETING: 08/27/2012

August 27, 2012

FROM: CRAIG SCHARTON, Assistant Director
Development and Resource Management Department

APPROVED BY

DEPARTMENT DIRECTOR

BY: KARANA HATTERSLEY-DRAYTON
Secretary
Historic Preservation Project Manager

SUBJECT: REVIEW INITIAL APPLICATION FOR A FRESNO HITCHING POST
THEMATIC HISTORIC DISTRICT.

RECOMMENDATION

Staff recommends that the Commission approve an Initial Application for a Fresno Hitching Post Thematic Historic District Pursuant to FMC 12-1610. With the Commission's approval of this Initial Application, a Formal Application will be developed and returned to the Commission for review at a future meeting.

EXECUTIVE SUMMARY

The City's Historic Preservation Ordinance provides for Local Historic Districts which may be contiguous, as with Fresno's Wilson Island Historic District, or thematic and non-contiguous (FMC 12-1603(s)). At least eleven extant historic-era hitching posts and one curb ring from Fresno's "horse and buggy days" are scattered throughout Fresno's older neighborhoods and thus provide an opportunity for a potential thematic historic district. Some posts are in situ; others have clearly been relocated to their current location. Staff has photographed each post and is in the process of preparing a district form. Designation of a Local Register District will help preserve these remnant 19th and early 20th century resources and will also provide critical GPS data information for Public Works staff, as they prepare infrastructure projects in the future.

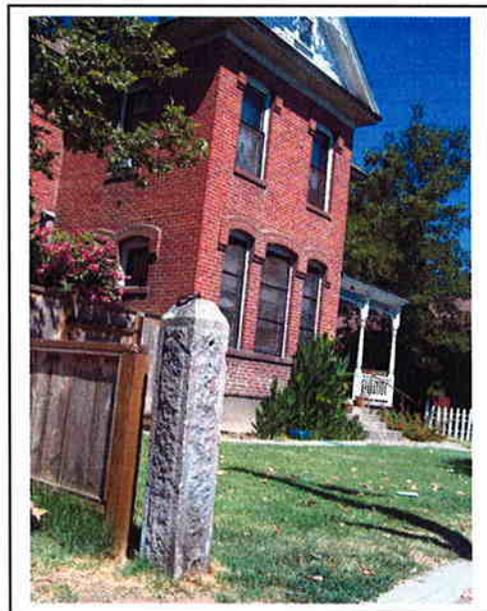
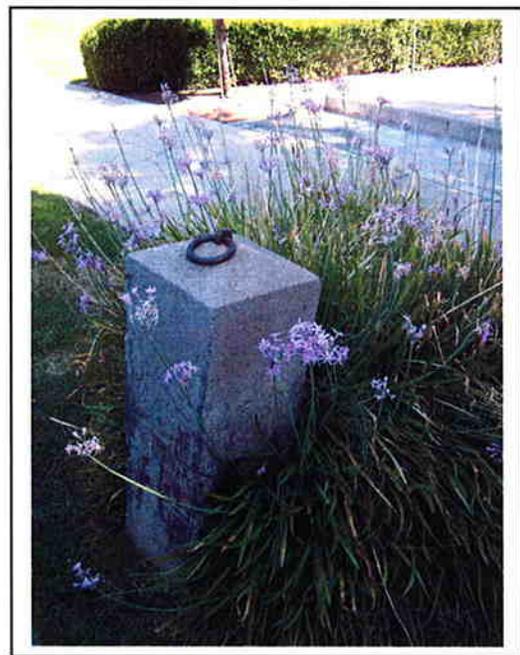
BACKGROUND

Commission Chair Don Simmons and community activist Kiel Famellos-Schmidt first approached staff in 2010 about the potential for designating Fresno's hitching posts. One staff concern was property ownership as most of these are located in park strips, that area of garden or lawn adjacent to the street curb. Were these therefore on city property or private property and whose permission was required for designation? In recent conversations with Public Works staff it is clear that these park strips are easements, and therefore are within the boundary of the adjacent parcel, whether private or publicly owned. Over fifty percent of the identified hitching posts are located on designated historic properties and thus the minimum percentage of owner approval has already been attained.

Staff has located and photographed 11 hitching posts (most of them previously identified by Dr. Simmons and Mr. Famellos-Schmidt). In addition, former Commissioner Sally Caglia has forwarded photographs of a curb ring which is located in southwest Fresno. These resources are identified on the attached draft map which serves to provide the "proposed District Boundaries" as required for the Initial Application. Staff has contacted other California cities through the CLG list serve, has researched local histories and historic photographs (with the gracious help of Fresno Historical Society staff) and has conducted comparative research on the topic of horse-related historic resources. To date, there is a

surprising dearth of published information with one manuscript only of value, Horsing Around: 19th Century Cast Iron Hitching Posts (Albany Institute of History and Art, 2008). The collected research will be incorporated into a historic context, as part of the Formal District Application.

Exhibit A - Draft Map Fresno Hitching Post Thematic Historic District 22 August 2012 by Edward Smith, Advanced Planning Division, City of Fresno.



City of Fresno Hitching Post Thematic Historic District



Legend

- Hitching Post
- Streets



Aug 21, 2012

Public Outreach Committee Report

Committee members: Molly Smith, Joe Moore, Patrick Boyd

City of Fresno Staff: Craig Scharton, Karana Hattersley Drayton

RE: Historic Group Meet and Greet:

Location:

1. **Venue Options:**
 - a. Helm Home
 - b. Kearney Mansion
 - c. Meux Home
 - d. Iron Bird Loft café
 - e. Other.
2. **Facilitator:**
 - a. Paul Pierce
3. **Time:**
 - a. Noon – 1:30
4. **Refreshments:**
 - a. Water
 - b. Coffee
 - c. Soda's
5. **Lunch:**
 - a. BYOL (brown bag)
 - b. Catered
6. **Agenda:**
 - a. tbd